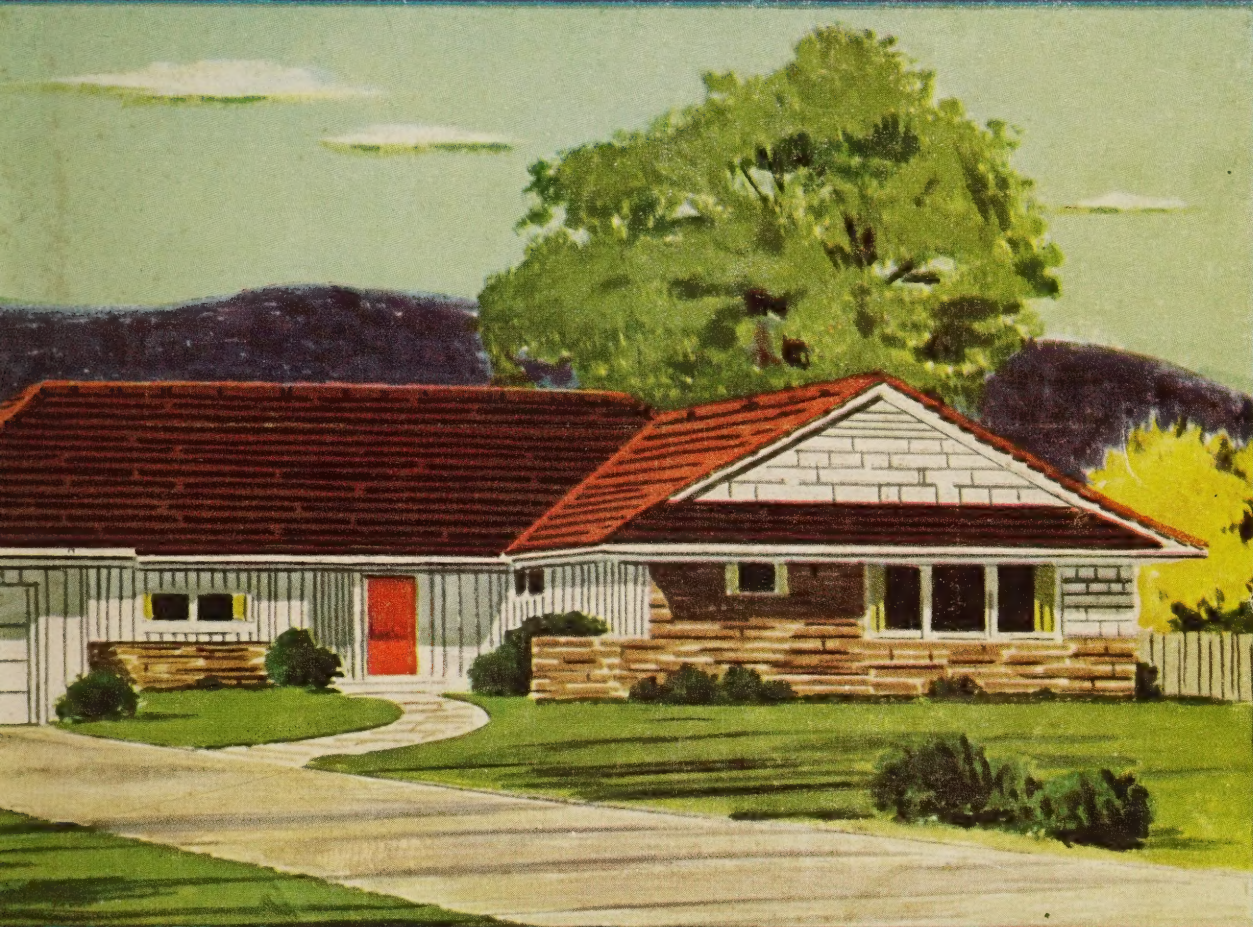


# HOMES for LIVING

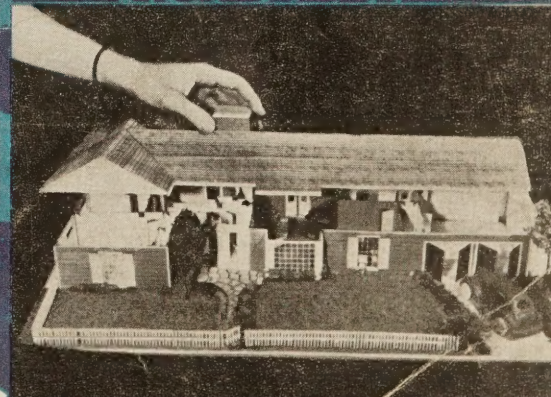
SAMUEL PAUL, ARCHITECT



IF YOU WANT TO OWN AN ARCHITECT-DESIGNED HOME,  
THIS BOOK SHOWS YOU HOW TO—

- Select the right plan for your family and budget.
- Get all necessary builders blueprints at an unusually low price.
- Save time and money when you buy land—  
Obtain a mortgage—Pick a builder.

SEE YOUR DREAM HOME COME TO LIFE. BUILD A TRUE SCALE MODEL  
OF THE HOUSE YOU SELECT WITH THE  
KIT RECENTLY FEATURED IN LIFE MAGAZINE. →



\$100

VOL. 3





## FOREWORD

## YOURS FOR THE ASKING

If a new home is your heart's desire, ask the right specialists and it is very likely you can soon be turning a shiny key in a newly painted door. Home and what it stands for is the highest symbol of the American way of life. There is no valid reason to let red tape keep your dreams imprisoned in the faraway tomorrow when skilled workmen, modern materials, banking aid, professional guidance—all await you. Soundly financed, architect-designed, and well built, your new home will be to you and your family a constant source of happiness and security.



# HOMES for LIVING

FROM THE WORK OF SAMUEL PAUL, ARCHITECT

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*other books of* **HOME DESIGNS**

**BY SAMUEL PAUL, A.I.A.**

<b>HOMES FOR LIVING Vol. 1</b>	<b>1950</b>
<b>HOMES FOR LIVING Vol. 2</b>	<b>1951</b>
<b>HOMES UNDER \$8500</b>	<b>1952</b>
<b>HOMES THAT GROW</b>	<b>1952</b>

*Grateful*

**ACKNOWLEDGEMENT**

*is made to*

*artist* **CHARLES J. SPIESS, JR.**

*for his renderings*

*and* **WALTER M. DIAKOW**

*for floor plan presentation.*

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## INTRODUCTION

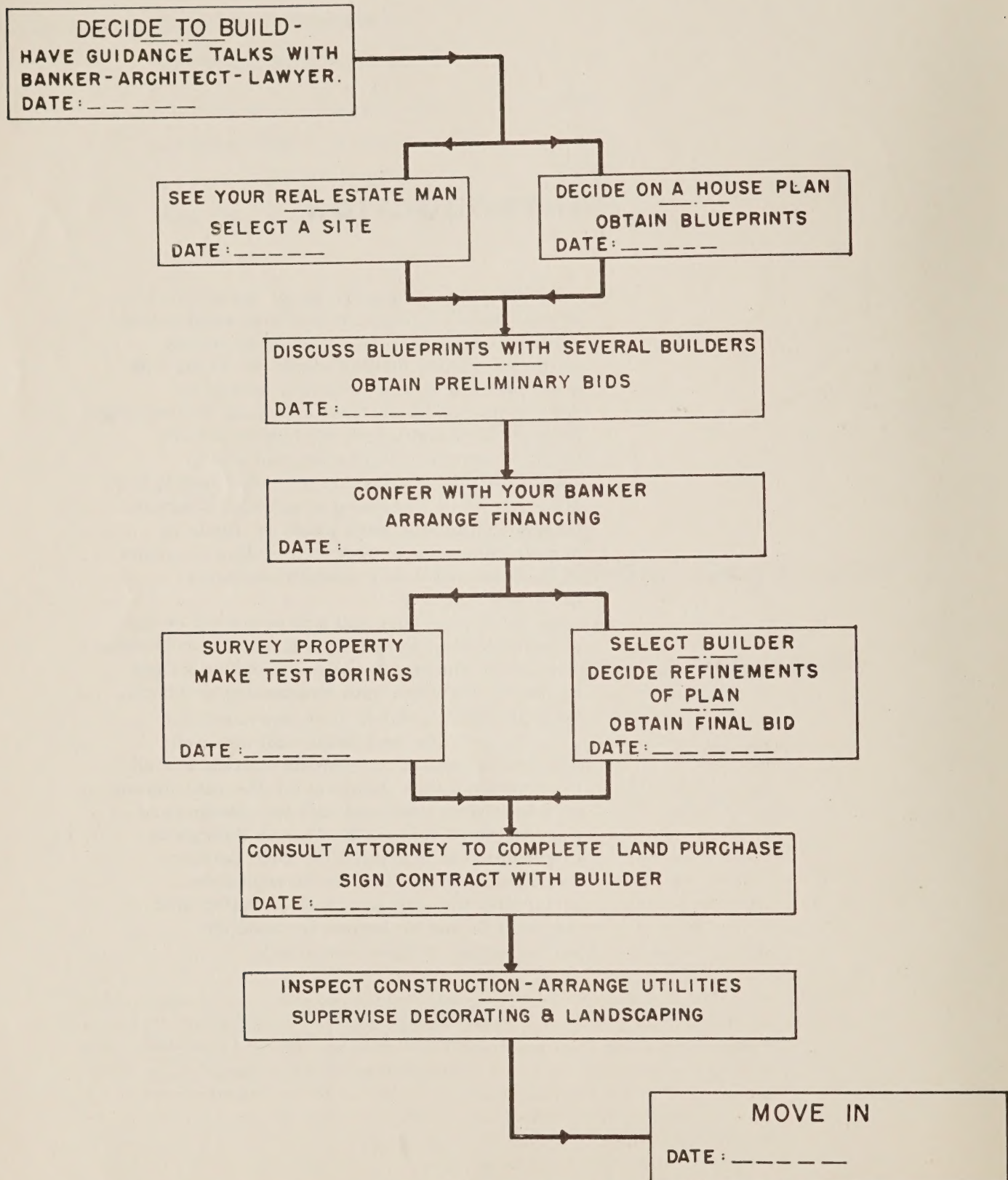
Building a new home is one of the greatest adventures of a lifetime. It is a fresh exhilarating experience from its very beginning as an idea to the superlative thrill of residence. Today this great privilege is more readily available to Americans than at any time in the past. The building industry is in high gear with lumber dealers, builders, and contractors ready and able to start work on any house they are called upon to build. Materials are in increasing abundance. Banks and lending institutions have plenty of funds to help you finance your new home with a minimum of cash down and with monthly payments often less than rent.

By selecting a plan, you will be started on this pleasurable road to owning a home. The publishers have chosen the newest and most popular designs by one of America's most outstanding architects, SAMUEL PAUL, A.I.A. There are homes for every budget, site, and family—all in a well balanced variety of contemporary styles, and all construction-tested. Members of the contributing staff have been associated with the planning and construction of thousands of homes throughout the country. It is hoped that their guidance will help to light the way for the multitude of families who earnestly seek to better their way of life and to realize the security and happiness of home ownership.



# PROGRESS CHART

## THE PATH TO HOME OWNERSHIP







■ see your **real estate man**

**Robert B. Stone** as president of *Suburban Custom Homes, Inc.* and head of several firms in the home planning field is a recognized housing advisor.

■ Before you are ready for the trained specialists and artisans who will build your house, you will want to consult with skilled experts in the field of locating, financing and planning it. These men are often prominent figures in your community, because they helped to build it; they await merely your handshake, your expression of intent to build, and they will exercise their professional knowledge in your behalf to save you money and time.

If you are not one already, you will have to be a land owner before a home owner. Perhaps you are starting from scratch or perhaps you have several sites already in mind; in either case tell your licensed real estate agent about your problem. He can give you many vital statistics about the property you have in mind or he can arrange an itinerary for you to visit available sites. He can save you many wasted hours because he has already done this work and with a practiced eye. He knows exactly where the best available sites are located and which are priced at fair market value. He charges no fee to looker or buyer for this service. Make it a day's outing for the children too and let each voice be heard, — this is a family affair. Your land must fit your entire family, — you must all feel that it can belong to you; you are then going to pick a plan that will fit both your family and your land. This is the triple team that makes a home. Living for you and your family should not be restricted to within the walls of your house. Present day design permits indoor activity areas to blend with outdoors and your home will extend to the borders of your property. Look at land in this light.

"How much can I afford to spend for land?" This is, of course, the first question to tackle. It is difficult to set a rule of thumb that will apply satisfactorily in the majority of situations. Certainly the price of the land should not exceed the amount of available cash or liquid assets which you expect to ultimately spend. In fact after your land is paid for it is advisable to still have a good fraction of cash on hand to cover further expenses and to invest in your home. The higher your budget, the greater will be the need for this cash equity. Where cash availability is not a limiting factor, it might be helpful to set 20% as the approximate portion of your total cost to be allocated to land purchase. This will yield a balanced venture.



"How large a plot of land should I buy?" This question follows in logical course, and if the answer is not dictated by budgetary limits there are other minimum limits to take into consideration:

To the size of the house you have in mind you must add the necessary footage required front, back, and on each side by local ordinance. Allow enough room for a garage if you expect to build one and for driveway with necessary turnarounds. There are many aspects of outdoor living for which you will want space on your land:

Flower garden	Ball playing	Barbecue	Clothes drying
Rock garden	Tennis Court	Trellices	Utilities
Vegetable garden	Golf or croquet	Porches	Lawn
Ornamental pool	Sun bathing	Terrace	Woods
Swimming pool	Badminton	Farm buildings	Orchards
Natural fencing	Shuffleboard	Future expansion	Pasture

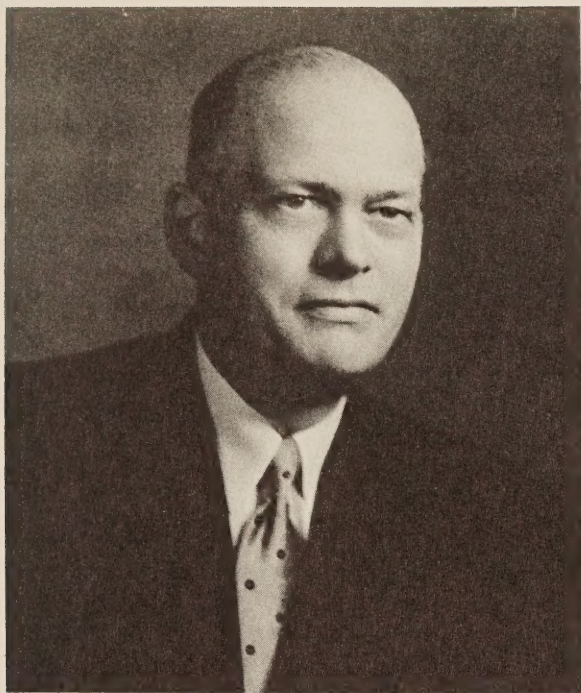
Whichever of these activities or others that you deem vital to your everyday living should be provided for in your land purchase plus any additional space for other favorites which you can include. Remember that the land you buy to serve your family will require attention and care; avoid acquiring so much that your family becomes enslaved to serving the land.

With several sites available that fit both your pocketbook and your family, there are many important factors still to be considered before making a final decision:

- ☐ Is the land high and well-drained with no chance of water in basement, flood or sewage problem?
- ☐ Is there any suspicion of filled land, quicksand, or rock that will interfere with excavation?
- ☐ Is percolation value of the soil sufficient for cesspool and septic tank operation?
- ☐ Is the site accessible with good roads to transportation, schools, houses of worship, shopping, etc?
- ☐ Are there any nearby industrial, commercial, or municipal installations that can cause noise, odor, nuisance, or accident; and is there zoning protection against this for the future?
- ☐ Is the surrounding neighborhood improving rather than deteriorating and are the homes in the same price range as you intend to build?
- ☐ Are there any restrictive covenants, zoning requirements, or building codes that will keep you from building the type of home you want?
- ☐ Does the price per square foot compare favorably with other similar plots?
- ☐ Will the land be easy to clear and not require expensive retaining walls?
- ☐ Are there municipal services available such as: police, fire department, garbage and snow removal?
- ☐ Are public utilities available: gas, electricity, water, telephone, sewers? Is television reception good?
- ☐ Are there any special tax assessments pending against the property and are local tax rates reasonable?
- ☐ Are the best exposures and the best views in approximately the same direction so that they can both be exploited in your layout?

With available sites compared using this check list, you will be able to arrive at a decision. However, do not pay any money or sign any agreement until you consult an attorney. There are legal precautions to be taken and while they are being attended to, you can be obtaining your blueprints and arranging your financing.





■ confer with your **banker**

**Paul E. Proswimmer** is executive vice president and director of the Franklin National Bank of Franklin Square, a progressive institution that has played an active part in the phenomenal growth of the county it serves.

■ A visit to your lending institution will impress you with the nearness and reality of your new home. A ready supply of mortgage money is waiting at commercial or savings banks, savings and loan associations, and insurance companies for families with steady incomes who wish to build a well-designed home at an acceptable site. Low interest rates and long terms combine to make the monthly payment painless and often your purchase of land will suffice in place of the necessary cash payment.

A new home is the largest single purchase of your lifetime; to yield its full measure of enjoyment it must be planned on a sound financial basis. Visit your banker early along the way; his advice will guide you away from too ambitious an undertaking and toward a properly balanced venture.

Later, with a site in mind, blueprints in hand, and a preliminary estimate from your builder a second visit to your banker will produce a definite indication of what mortgage his lending institution can offer you, the amount of cash you will need and the monthly payments. The mortgage amount will be based on the combined value of your house and land and possibly also the kitchen or laundry equipment to be installed. If you intend to finish a second floor at a future date or add a wing, there can be a



provision to add a portion of this cost to the mortgage amount at that time and pay for it over the entire length of the mortgage rather than in the usual two or three year period of modernization loans. This is known as an open-end mortgage and the future addition to it is usually limited to the amount of loan principal paid off up to that date. To your monthly payment your banker will add enough to take care of your estimated yearly real estate taxes eliminating them as an annual surprise and possible burden.

Finally your banker will arrange an immediate construction loan which will make money available to you as the work progresses. You in turn will similarly schedule payments to your builder. Your lending institution will inspect the work at the time each payment is requested by you or your builder, such as when the foundation is completed, when the house is framed and roofed, etc. After the final inspection and payment is made, your construction loan is converted into a permanent mortgage and your monthly payments will begin.

Most lending institutions will not make a loan of more than  $\frac{1}{2}$  to  $\frac{3}{4}$  of the value of your house and property. However, when these mortgages are insured by the Federal Housing Administration or the Veterans Administration, more lenient and liberal terms will be obtained. If such government insurance is obtainable, interest rates will be  $4\frac{1}{2}\%$  and  $4\%$  respectively based on present statute, with amortization periods 20 and 25 years. The table on the next page shows FHA and VA down payment requirements, also monthly installments (not including taxes) for mortgage amounts varying from \$5,000 to \$25,000.

Most prudent home planners will want to limit their monthly mortgage payments (including  $\frac{1}{12}$  of estimated taxes) to  $\frac{1}{4}$  of their monthly income. Certainly they will not spend more for house and land than  $2\frac{1}{2}$  to 3 times their annual income. Families with abundant interests outside of their home such as country club membership, travel, or sports, should stay well within these rule-of-thumb financial limits, while families whose interests are basically contained within the home can afford to allocate more of their income for the home.

The portion of available cash to be allocated to the purchase of land, to construction, and to furnishings, etc. is another question with which your banker can be of assistance. His decision will be based on a careful appraisal of your liquid assets, income, and probable construction budget. Where it is possible to invest more than the minimum cash requirements, such action will reduce interest expense and lessen the monthly payments. However, a cash reserve should be maintained for contingencies as well as for decorating and furnishing the new home.

Because home ownership yields stability and security, home owners are the solid citizens of every locality. Your banker will want you to become a part of the growth and progress that characterizes his community. He will show you how to attain for your family the mode of gracious home living you seek, worry-free.



## FHA-INSURED LOANS

<b>Mortgage Value</b>	<b>Cash down required</b>	<b>Monthly payments</b>
\$ 5,000	\$ 250	\$27.09
6,000	300	32.50
7,000	350	37.92
8,000	650	41.91
9,000	950	45.90
10,000	1,250	49.89
11,000	1,550	53.88
12,000	2,400	54.74
13,000	2,600	67.23
14,000	2,800	72.39
15,000	3,000	77.55
16,000	3,200	82.72
17,000	3,400	87.89
18,000	4,000	90.48
19,000	5,000	90.48
20,000	6,000	90.48
21,000	7,000	90.48
22,000	8,000	90.48
23,000	9,000	90.48
24,000	10,000	90.48
25,000	11,000	90.48

## VA-GUARANTEED MORTGAGES

<b>Mortgage Value</b>	<b>Cash down required</b>	<b>Monthly payments</b>
\$ 5,000	\$ 320	\$ 26.40
6,000	320	31.68
7,000	320	36.95
8,000	320	40.54
9,000	450	45.14
10,000	500	50.15
11,000	550	55.17
12,000	600	60.19
13,000	650	74.85
14,000	700	80.60
15,000	750	86.36
16,000	800	92.12
17,000	850	97.87
18,000	900	103.63
19,000	950	109.39
20,000	1,000	115.14
21,000	1,050	120.90
22,000	1,100	126.66
23,000	1,150	132.42
24,000	1,200	138.17
25,000	1,250	143.93





## ■ plan with your **architect**

**Samuel Paul, A.I.A.** has been a dynamic influence on home design in this country in the past decade. He is the architect for over 30,000 housing units. The important role which he played in the post-war development of ranch plans, garden apartments, and split-level homes has won him national popularity.

■ There are hundreds of communities in our country without an architect for miles around. The number of trained architects just has not kept pace with the accelerated rate of construction in the past ten years. Unfortunately, the majority of architects take up practice around the larger cities leaving the small towns without any or very little available architectural service. Certainly this booklet is not intended as a substitute for the architect but rather as a means for millions who do not have the convenience of architectural services in their locality to receive the advantage of the professional skill which can be applied to problems similar to theirs. Where architects are available this booklet is intended to act as a guide for ideas and to offer suggestions towards the ultimate goal of home ownership.

All homes, large and small should be architect designed. This even applies to what appears like a relatively simple layout, for a small house can often require more planning and ingenuity than a large house in making every square foot count and in injecting a full measure of privacy into the limited area. Even after a house is built, an architect will constantly strive to improve and refine a plan, learning from the family living in it any changes no matter how minor that will improve its livability. So, that simple plan, by its very simplicity, might be the product of long testing and evolution.

In selecting a plan it will simplify matters to first determine how much you can afford to spend. Then translate that into square floor area at the average construction cost prevailing in your locality. These costs per square foot vary widely throughout the country but might average about \$11 for a one story house without basement. Add about \$1.50 a square foot for basement, and \$6 a square foot for second floor area.



Remember these are just rule of thumb figures and can be much lower or higher depending on what plan, where built, and when. The 36 designs in this volume have been divided into three size groups for families in different income brackets to aid in selection.

Besides fitting your purse, a plan must fit your land and your family. There are many things about a piece of land that should influence the design of the house that is to appear upon it. Of course there are the mechanical limitations of size both in width and depth. The nature of the soil can also be important. It might dictate the use of slab construction, crawl space, or basement, especially if water conditions are prevalent. The topography of the land might indicate a split-level plan or a basement garage. You will want to choose a design that will blend in with the other homes in your neighborhood. You will want your room layout to take advantage of the best available exposures and the most desirable views. Consider all of these factors right along with the vital family-fitting considerations.

In examining a series of designs from the angle of family living the number of bedrooms is the quickest requirement to decide. However, in your haste, don't neglect those family events that can add or subtract, — another child, the son married, the relatives' extended visit. Plan ahead with flexibility; choose a home with future expansible space if you think there's a good chance you'll need it.

The daily and specialized activities of your family and the necessity for adequate space to accommodate them is the next thing to consider. Make a list of the general activities common to all — sleeping, eating, studying, entertaining. Make sure that these activities can be carried on simultaneously without encroaching on one another, and that there are sufficient lavatory facilities and storage closets. Then analyze the special activities that might belong to some members of the family, — hobbies, music, games, business, or profession — and visualize where on your plan they could properly be enjoyed. Only if a plan can do all this for your family, through flexibility and duality of purpose, with a minimum of crowding and a maximum of comfort can it be considered for your gracious living.

In providing for these multifarious activities, an architect must constantly keep in mind economy of construction. An economical plan will have good circulation without long space-consuming hallways. Its plumbing costs will be kept low by keeping bathroom and kitchen piping back-to-back. Its perimeter wall will be at a minimum through the use of a rectangular plan and a minimum of irregular breaks.

There are many other ingredients, functional and aesthetic, in good architectural design. Rooms must be well-proportioned, well lighted and ventilated, and sound insulated where required. Bedrooms separated by a closet wall will be quieter, and with two exposures, airier. Rooms should face in the proper direction not only to exploit the view but to obtain the best sunlight at the proper times. A living room facing southwest will get the sun's warmth most of the day, and especially in the afternoon. A kitchen and breakfast room facing east will be bright and cheery in the morning. Bedrooms too can face east if you like the morning sun or else north; they should not get sun in the late afternoon or they'll become overheated for the night. West or south is appropriate orientation for dining. The southern exposure is usually the most generally desirable, except in hot climates, in which case large overhangs can give the necessary protection. Sometimes proper orientation of a room will have to be sacrificed in order to obtain a particularly beautiful view. The privacy and garden view of a rear living



room might be preferred to the sunnier front location. Here the individual must place value on the more important features to him personally in order to make a decision.

Then there is the decision between a one, one and a half, two story or split-level plan. The popular ranch style is all on one level. Some have a partial second floor for future development. A full two-story house is less costly than the same size rooms all on one level. In the latter case, foundation length and roof area are greatly increased. The split-level plan is rapidly overtaking the ranch plan in popularity because it approaches the convenience of one story and the economy of two stories, while retaining excellent flexibility, exandability, and privacy.

Don't be influenced in selecting a plan by one feature in particular that strikes your fancy, — a picture window, a thru fireplace, a double vanitory. These are important plus values in a house but they are not the basic characteristics that define whether the plan will fit your family. If any of these wanted features are missing in the plan you select, it is quite possible that your builder can include them in construction. Although a competent builder can effect such minor changes from existing blueprints, or make additions, it is inadvisable to undertake any change that involves new room dimensions or moving a partition. Such problems should be taken to an architect if available to insure proper solution. Scarce as they are, architects are worth finding especially if yours is a special problem. Your architect will know the type of plan your family requires. He will be able to tailor it to meet your individual and specific needs. He will make inspections to see that construction is progressing according to plans and specifications. This latter service alone can make your architect well worth his fee.

Each of the thirty-six designs that follows have been prepared for a particular individual or family. They have been selected from more than a hundred recently completed plans, because they represent most closely what the average American family requires, their preferences, and their aspirations. They represent a sincere architectural effort to bring to this average family the greatest amount of gracious outdoor-indoor living both in scope and space that can possibly be provided for their construction dollar. They are presented here to stimulate your thinking along the path of meeting your requirements. Some may fulfill your needs just as they are. Others may need modifications. Either way, the end product should be family comfort and individual freedom under the roof-tree.



*these first* **Twelve Designs** *are suggested*

**For Families with Annual Incomes from**

**\$3000 to \$5000**

It would be helpful if a price tag could be placed on each home, but construction costs vary widely in different areas of the country and fluctuate from time to time.

There is a popular rule of thumb that no family should spend more than three times their annual income for house and land. This principle has been used to afford you a general indication of the approximate cost bracket. The individual houses in this group have not been arranged in any particular order, but the total floor areas will afford you a fairly dependable method of cost comparison.

You can obtain the actual price to you of any home by submitting the blueprints and outline specifications to your lumber dealer or builder.

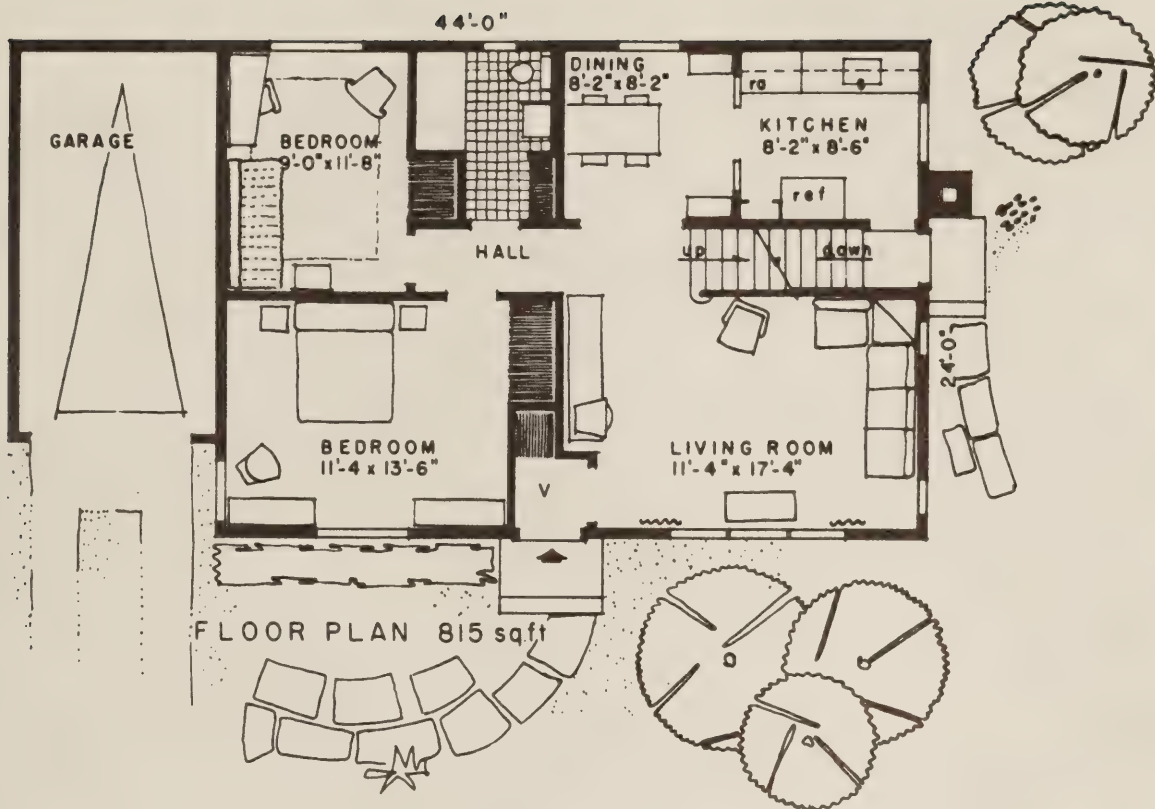


# THE REVERE



"Honeymoon cottage we called it when they first moved in. Not just because they were typical newlyweds but the house seemed to reflect their happiness. That was nearly a year ago and the name has stuck. Even looking at it from across the street here, hasn't it still got that honeymoon look? So have they. Whenever we visit with them I come away feeling that house has a lot to do with their contentment. It's cozy and comfortable. They're smart, they have vestibules at the front door and the back door — keeps a house warm and clean. That large window you see is the living room; they furnished it in real good taste and it's a big bright room. The bedrooms are on the left and there's a kitchen and a dining room in the back. The upstairs is still unfinished and they talk about making a large bedroom suite for themselves opening on to that sunporch there above the garage. It's nice to see young folks get ahead and I guess we'll be grandparents soon."





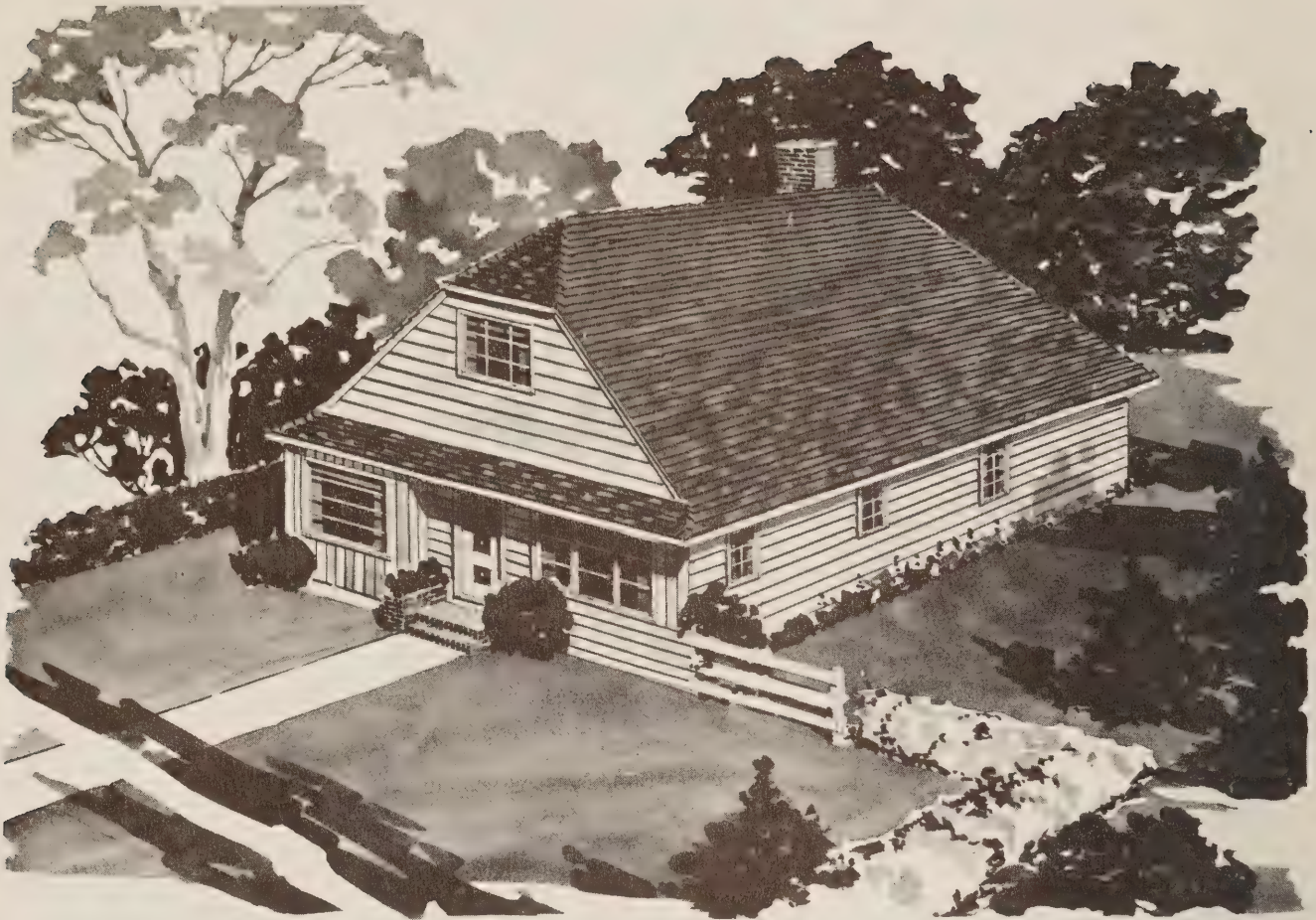
### THE REVERE

Jot down your reaction to each house. It helps to sharpen your appraisal and serves as a reminder later of some advantage or disadvantage you may have overlooked. Evaluate each house for its suitability to your family by filling in the stars. Score 5 stars for the house that seems to ring the bell.

SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_  
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# THE WARREN

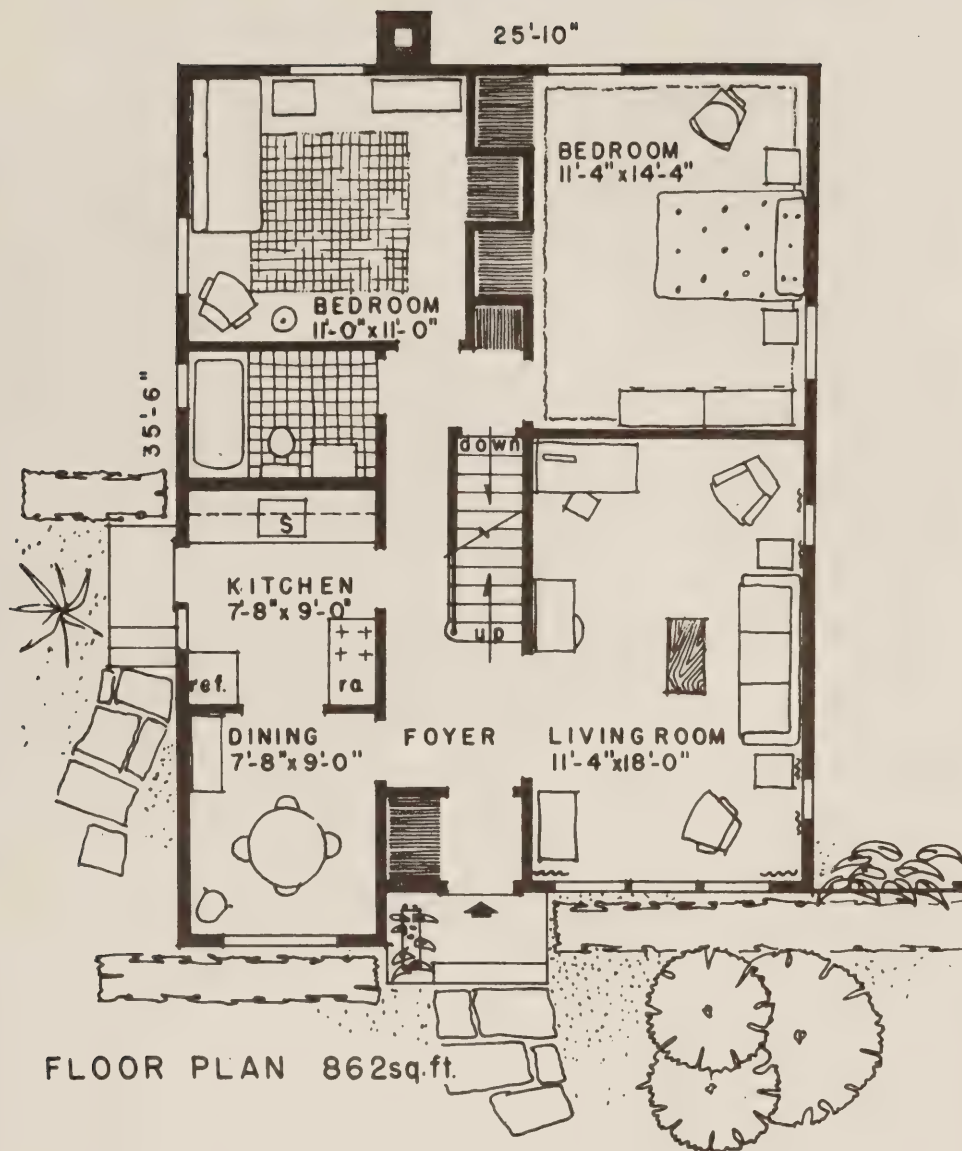


A true center hall layout is a rare feature in a budget home designed for a 40 foot plot. Architect Samuel Paul has gone even further and included a vestibule, foyer, and separate dining room. Even the second bedroom is especially roomy for a small home and the position of the stairway permits two additional rooms upstairs.

Curtains or a folding partition may be used to add privacy to the living room, but if it is left open to the foyer as shown in the plan, there is added spaciousness that is felt immediately on entering from the vestibule.

A pleasing balance is obtained by the use of horizontal and vertical siding on the front elevation. Note how three of the horizontal boards are carried past the side to form a decorative fence. The details of this effective device are adequately described in the blueprints.





### THE WARREN

This volume attempts to guide families thru every step along the road to home ownership but it can only supplement not substitute for the many skilled individuals and organizations ready to serve you along the way. Look to your architects, lending institutions, real estate agents, lumber dealers, builders, and material suppliers for experienced guidance.

SCORE ★★★★★

REMARKS \_\_\_\_\_

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# THE SINCLAIR



There's more genuine romance in a book of house plans than any love story magazine. Each house inspires the admiration of couples everywhere, whether it's a stately suburban mansion with expensive grounds and shaded drives, a twentieth century city home, or a charming farm home nestled in rolling fields. They look at the house, they look at each other, and their dream of security and permanency begins to materialize.

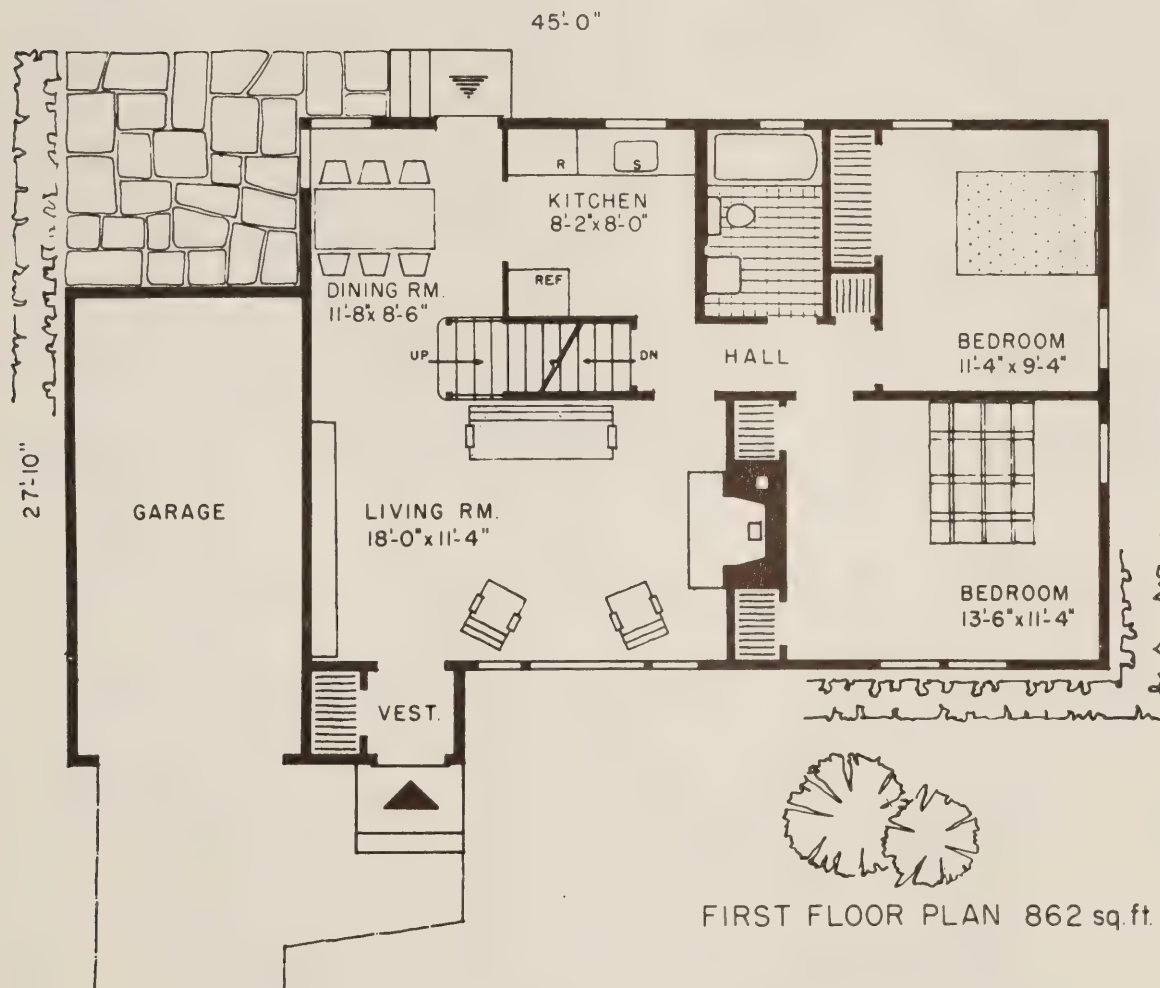
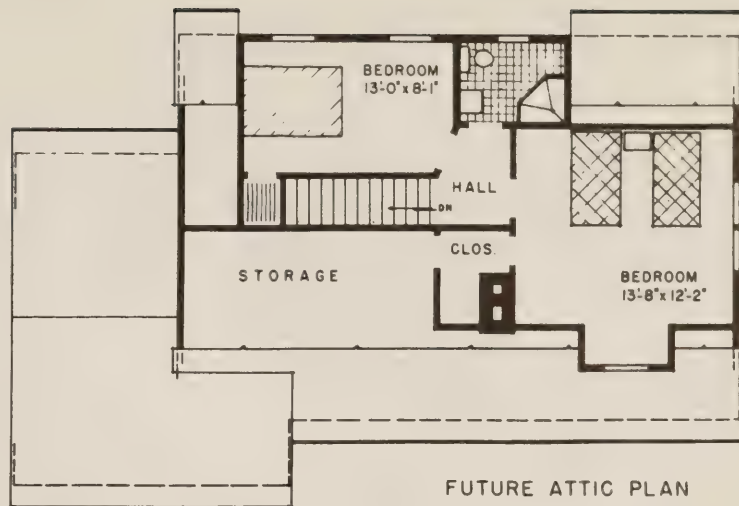
When he designs, the architect cannot help but feel the role he is playing in these many dramas of happiness and the elements of his design become more than just a collection of glass, doors, walls, and floors. Glass is what shuts out inclement weather and lets in warm winter sun, the doors open to receive the bride and welcome friends, the walls make a home a castle, and the floors are there for little feet.

So each house will tell its many romantic stories — all of them true.



## THE SINCLAIR

Up until now your new home has been in the scrap book stage. It might be just a mental collection of ideas or you might have actually torn out attractive illustrations from magazines on decorating, furnishing, etc. If you now want to get started, there is an orderly sequence of steps to follow that will lead you from scrapbook to foundation: select a site, obtain blueprints, arrange financing, and choose a builder.



SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

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\_\_\_\_\_

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# THE PRINCETON



In the Princeton, a windowed foyer with roomy guest closet sets the theme for the rest of this pleasant home. The living room entrance is flanked by a decorative panel and folding partition. Seen beyond a planter at its other end is the dining room and exit to the patio. In the living room there is a panoramic view of the front grounds. The two rooms thus occupy the entire twenty-five foot depth of the house.

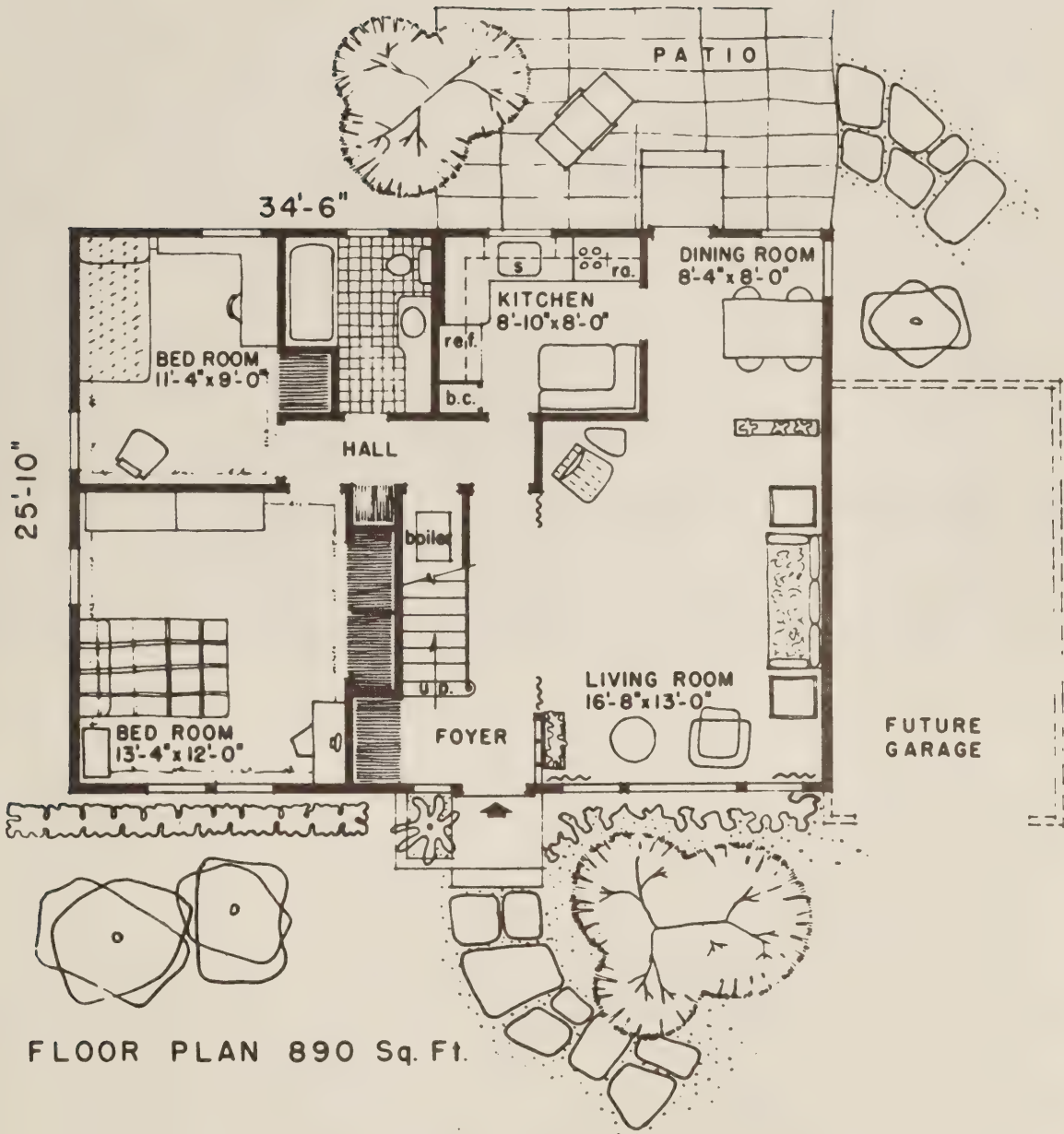
Working blueprints are available either with or without a basement. For basementless construction, the boiler is placed in the area usually occupied by the cellar stairs and the flue is elbowed over the hall closet so as not to interfere with the stairway up to the second floor. With no basement, this second floor assumes the storage responsibilities, but there is plenty of space for additional rooms as well.

Large sliding door closets in the master bedroom for both him and her, and place in the bathroom for a luxurious vanity are examples of the theme of gracious living that is carried to every room.



## THE PRINCETON

Besides fitting your family, a plan must fit your pocketbook and your plot. The square foot area shown on each plan will afford a comparative guide to cost and the outside dimensions will help determine whether physical requirements are met.



SCORE ★★★★★

REMARKS \_\_\_\_\_

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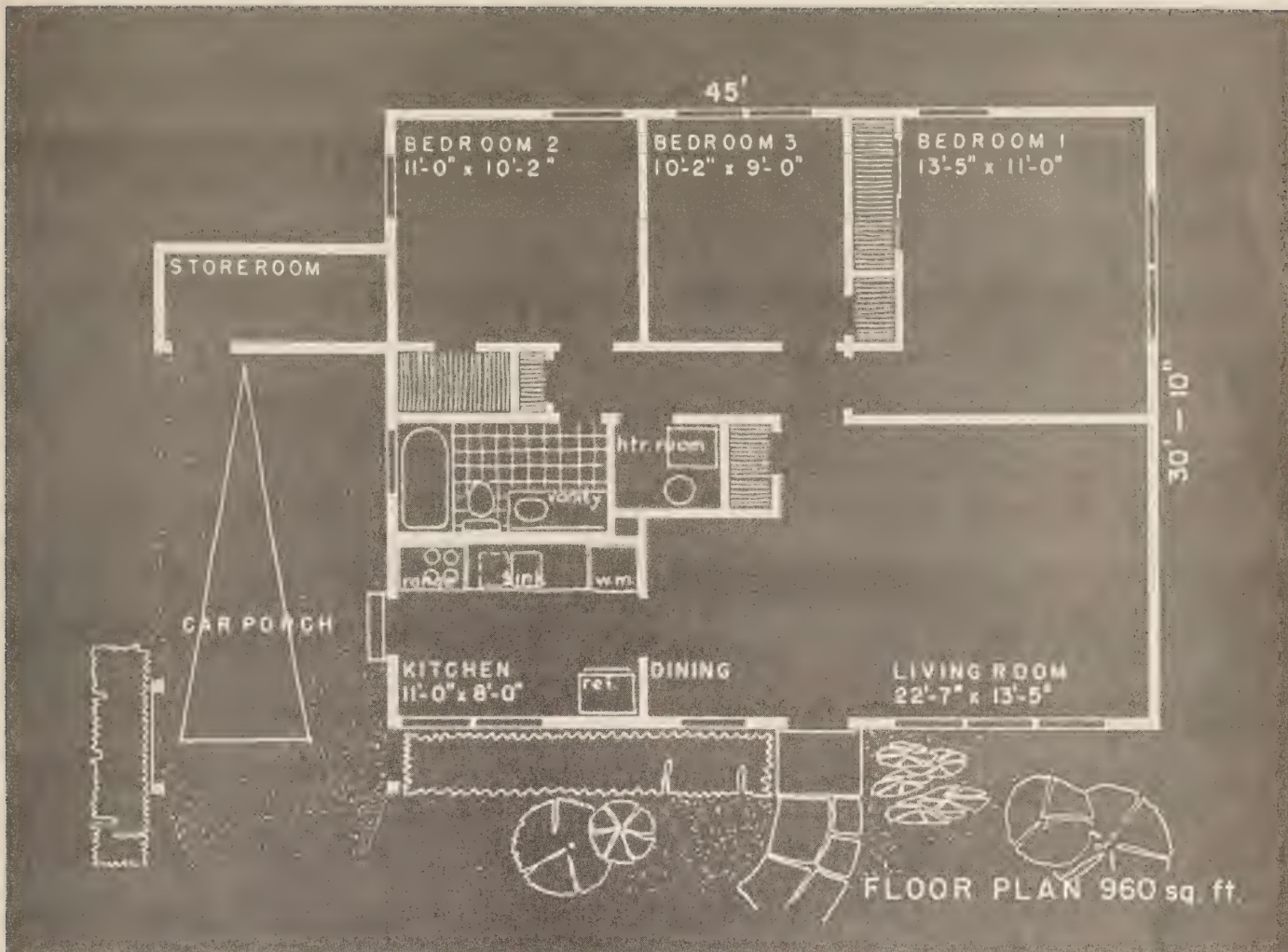
# THE WINTHROP



Simplicity of layout can contribute greatly to both comfort and economy. With all three bedrooms in the Winthrop plan secluded in the rear they enjoy their rightful privacy and the entire front living area gains freedom for uninhibited activity. Although the simple rectangular plan has an area of 960 square feet excluding the optional carporch and storage room, its perimeter wall length is only 125 feet — an important factor in keeping costs down. There are no extra breaks or corners to add to construction time, plumbing is back-to-back and also forwardly located keeping pipe lengths from the street main to a minimum. Again, besides economy this arrangement yields a kitchen-laundry work corner that is both efficient and cheerful. It opens on to the porch which is actually the carport screened for outdoor summer living.

Carrying the theme of its orderly plan to the exterior, the Winthrop has been designed to look at home on the site and at ease with the surrounding landscape.





### THE WINTHROP

Many large tracts of land have been subdivided by builders and developed with "Homes For Living" plans. Because the houses represent custom design at its best by an Architect with his hand on the pulse of the nation's living needs, these projects are usually quick sell-outs and young communities spring up with that new fresh better living look.

SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_  
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# THE HOUSTON

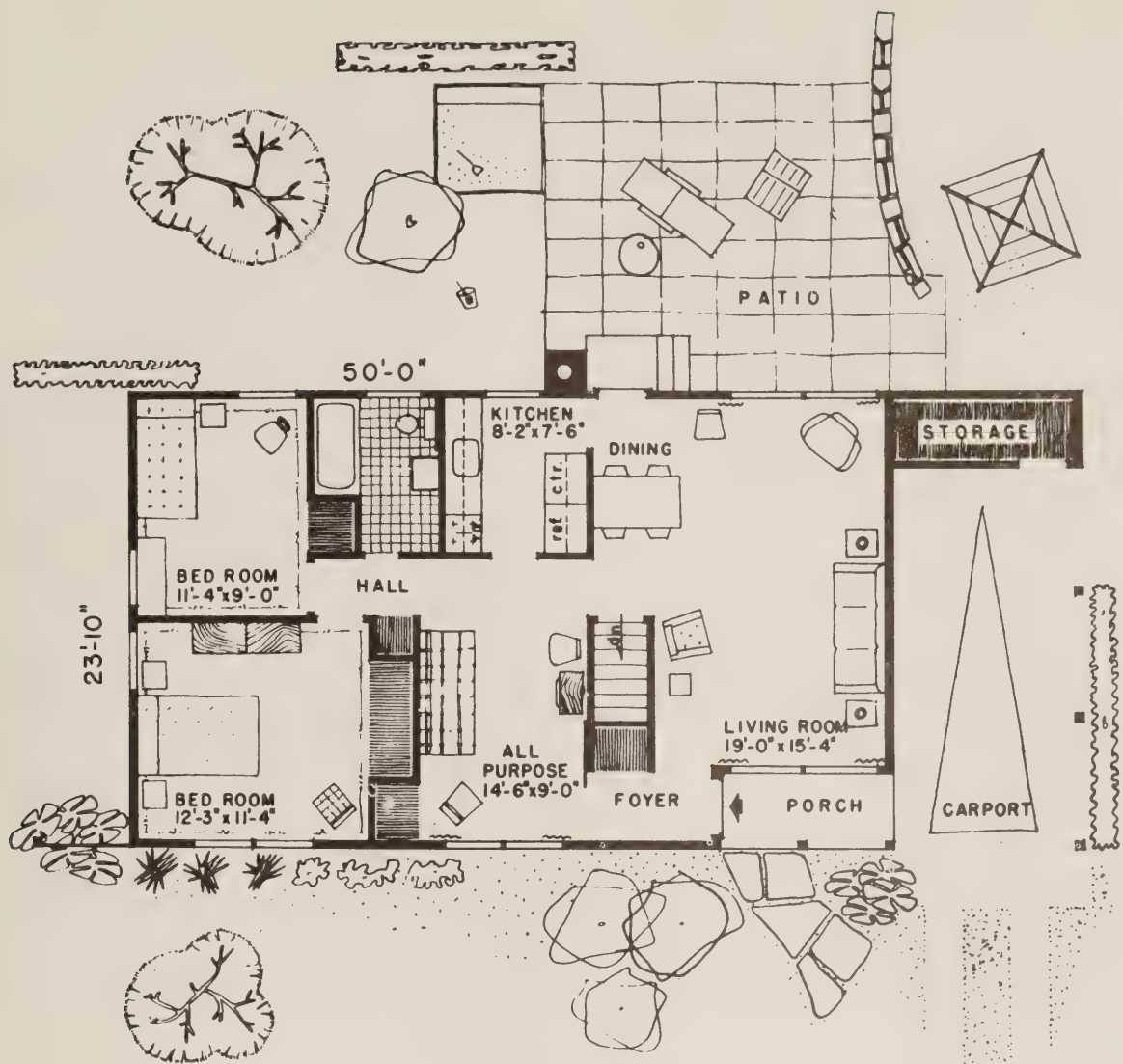


"It was with tongue in cheek that we took blueprints of the mansion-like Houston to our builder for a bid. He knew about our budget being less than five figures and we expected the interview to be brief. To our surprise he was soon buried in figures, came up with a right price, and we drew up the contract that same evening.

"He mentioned as some of the factors which contributed to the unexpectedly low construction cost: the rectangular plan, back to back plumbing, and dimensioning to fit stock lumber sizes.

"Our thru living room has a dining area just a couple of serving steps from the kitchen. It opens on to the patio where we will build a barbecue to indulge in our one family vice: namely, cooking out and eating in. Now an off-spring of the living area and used as a study and den, our all-purpose room will soon be transformed into a third bedroom for more offspring."





FLOOR PLAN 924 Sq. Ft.

## THE HOUSTON

You don't have to be an engineer in order to see your house when you look at blueprints. Any room dimensions not shown on this page are easily found on the floor plan pages and just glancing at the elevation pages gives you a good picture of the house from all four sides. Instructions for ordering blueprints and outline specifications are on page 94.

SCORE ★★★★★

REMARKS \_\_\_\_\_  
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# THE EDISON



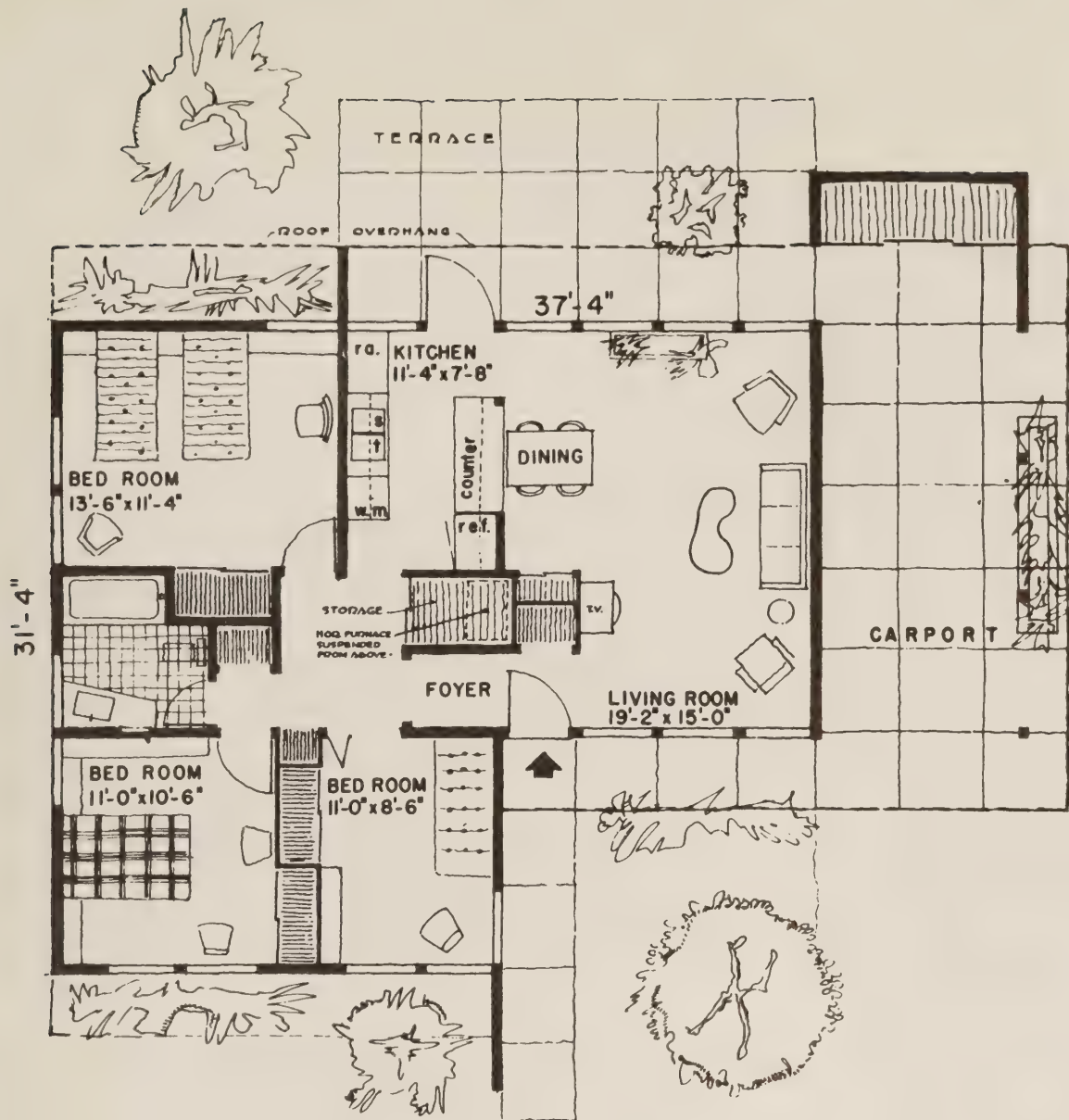
Designed in the spirit of Americana, the Edison is a consensus of dreams. It embodies the most popular features of contemporary home planning, with accent on merging indoor and outdoor areas.

The broad living area flows from front to rear with a wall of glass view at either end. The sketch on Page 27 shows the open dining and kitchen area. Undoubtedly, the terrace will share as the locale for dining enjoyment. Note how extension of the master bedroom wall protects it from terrace view.

If the house is placed on the site with terrace to the south, the living room, kitchen, and master bedroom then reap the benefit of this exposure leaving little glass area open to the setting western sun. Large roof overhangs afford protection from the summer sun but admit winter rays. Proper planting of deciduous trees will contribute to your weatherized comfort in the same way. Adequate storage is available in the utility room as well as outside in the carport.

California redwood is recommended for the vertical siding, lacquered to retain its rich natural finish.





FLOOR PLAN 996 SQ. FT.

### THE EDISON

Australia is the farthest point that our blueprints have been sent, but we are not sure that even we would recognize the house built from them. Many houses built from "Homes For Living" plans between Alaska and Florida will also bear evidence of the difference in native materials and in the personal taste of the families that build them but they will all retain that element of the American way so warmly expressed by the Architect.

SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_  
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# THE CATALINA

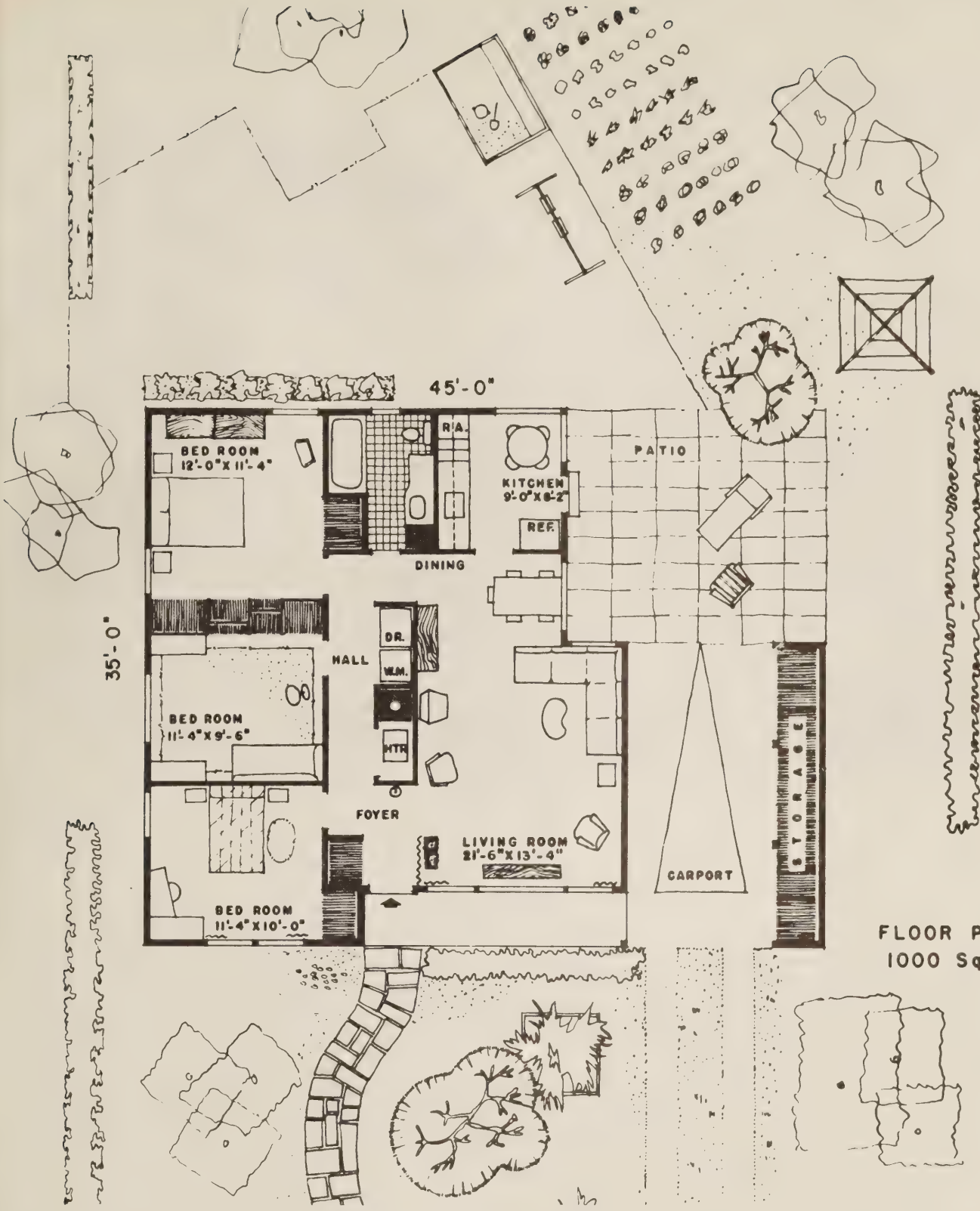


Designed primarily for mother's convenience, the Catalina is in the process quite noticeably gentle on father's pocketbook. Its step-saving layout is compact and cost saving. All on one level it embodies a variation of the utility core that is being currently tested in several research projects. Actually the utility core as originally conceived, is a section at the center of the house devoted to furnace, laundry, bath, and kitchen. The disadvantage of having the bath and kitchen without window would be somewhat alleviated by roof skylight and ventilation. However, the Catalina plan departs from this conception and limits the utility core to just furnace room and laundry returning the kitchen and bath to exterior exposure. The kitchen remains an efficient unit but acquires a window corner that overlooks the patio.

A fluted foyer panel protects the 21 foot living area from entry draught. Two of the three bedrooms share a complete wall of closet, storage shelves, and built-in wardrobes. These will be uncluttered rooms with less furniture for mother to clean under.

The exterior of the Catalina plan lends itself to a variety of treatment for any locale and clime. Note how the roof extends without change of pitch to provide cover for the car and an exceptionally long and useful storage wall; while the horizontal emphasis of the porch, siding, and fence provide interest and balance.





FLOOR PLAN  
1000 Sq. Ft.

## THE CATALINA

You can have your architect redesign a particular plan or vary the exterior treatment to more closely agree with your family's specific tastes.

SCORE ★★★★★

REMARKS \_\_\_\_\_  
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# THE ROSLYN



A rambling plan for a budget home must be carefully designed—for the word itself implies a luxury dwelling. Here the rambling effect is accomplished by an economy: the partial elimination of the second story over the living room, emphasizing it as a wing. Adding the carport also contributes to this rambling impression.

Walking from the carport to the entry you are protected first by the large roof overhang and then by the covered porch. In the foyer, the coat closet is to your right and the up-stairway is directly in front of you. To the left in its separate wing is the large thru living room, enjoying front and rear view equally well.

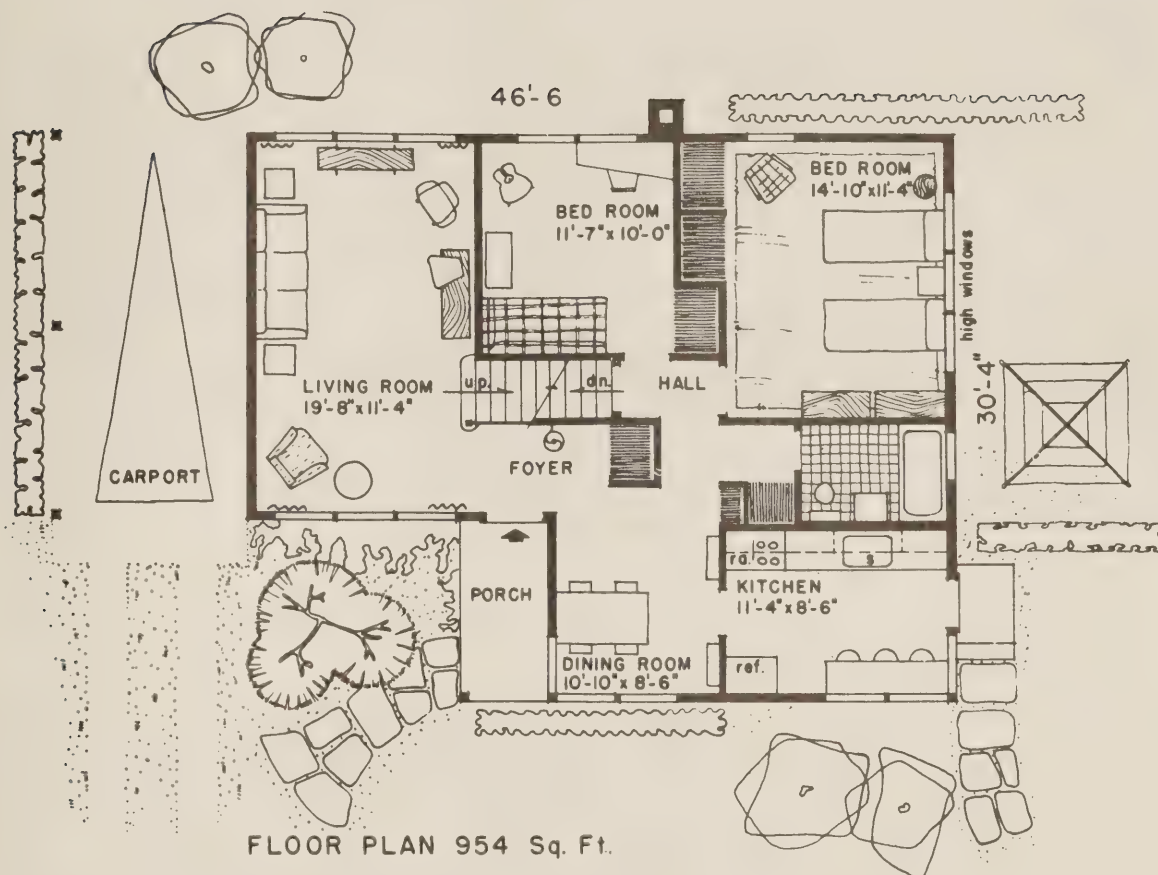
If you turn to visit the rest of the house, you walk thru the open dining room where corner windows add to the pleasure of any repast. The kitchen is right at hand and is spacious enough to also include an informal snack area with a corner view. To the left of the kitchen is the bathroom and the hall closets. The two bedrooms are secluded off their own hall beyond all the activity.

Though reduced, the second floor can still accommodate two bedrooms and a bath. It is no inconsiderable feat of planning to cram all this rambling livability in a 954 square-foot home for a modest budget.



## THE ROSLYN

"Construction costs vary from time to time and from place to place." This is the only reply that the publishers can make to those numerous inquiries regarding cost. Your lumber dealer or builder can supply the answer; after examining the blueprints they can quote you a firm price.



SCORE ★★★★★

REMARKS \_\_\_\_\_

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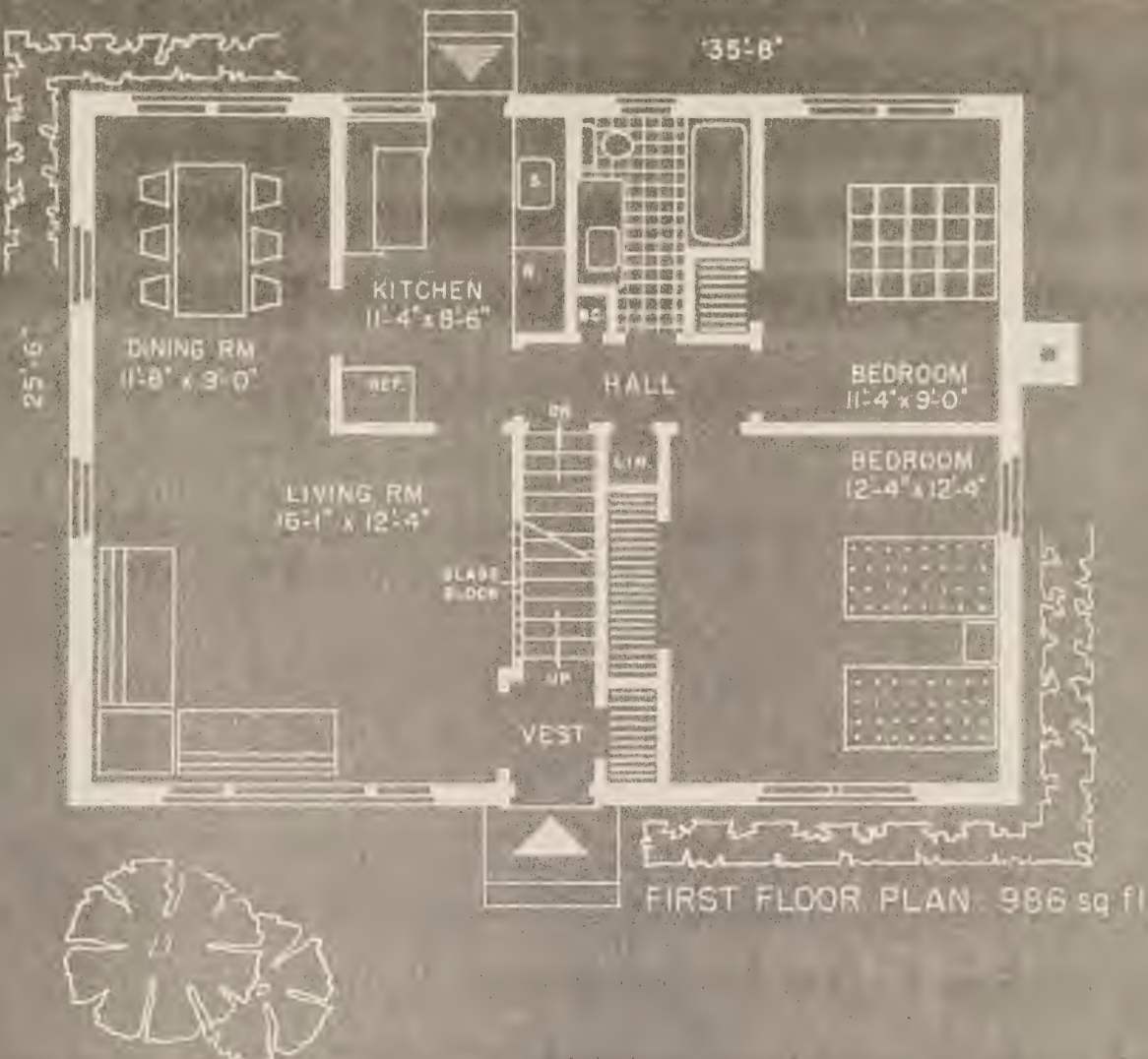
# THE BARTON



Behind its handsome brick facade and smartly tailored lines, the Barton packs a lot of house. An ell-shaped living-dining room, knotty pine kitchen, two bedrooms and a bath comprise the first floor. Upstairs two large bedrooms and an additional bath can be finished now or at a later date. In fact this second floor can be a separate apartment as shown in the plan on the opposite page. There is a king-size dormer in the rear; it stops a few feet from the side of the house so as to avoid a two-story effect. This dormer yields a wardrobe closet for one room, kitchenette, bath, and finally a nursery or study alcove for the other room. The stairway to the second floor is right at the entry; it receives natural light thru the translucent glass brick that adds interest to the living room decor.

Its less than 1,000 square feet of area places the Barton's charm within easy reach of the modest budget.





### THE BARTON

When you order blueprints you will receive with them a builder-owner contract which has been accepted as standard by the American Institute of Architects and by many contractor associations. There will also be outline specifications and a material list form to aid in getting started.

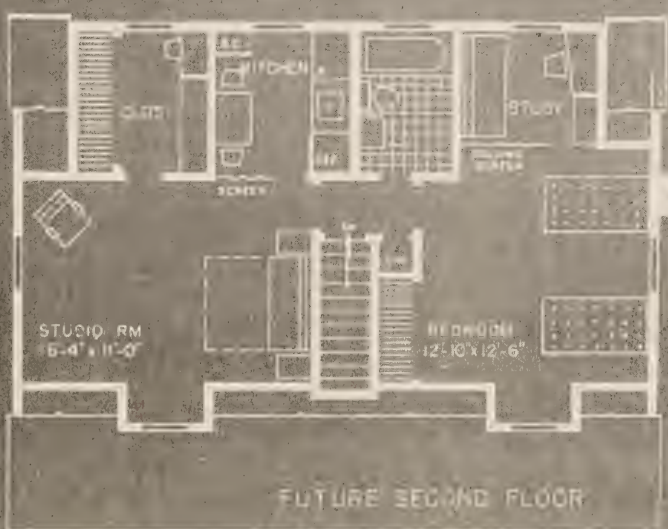
SCORE ★★★★★

REMARKS \_\_\_\_\_

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# THE SUSSEX

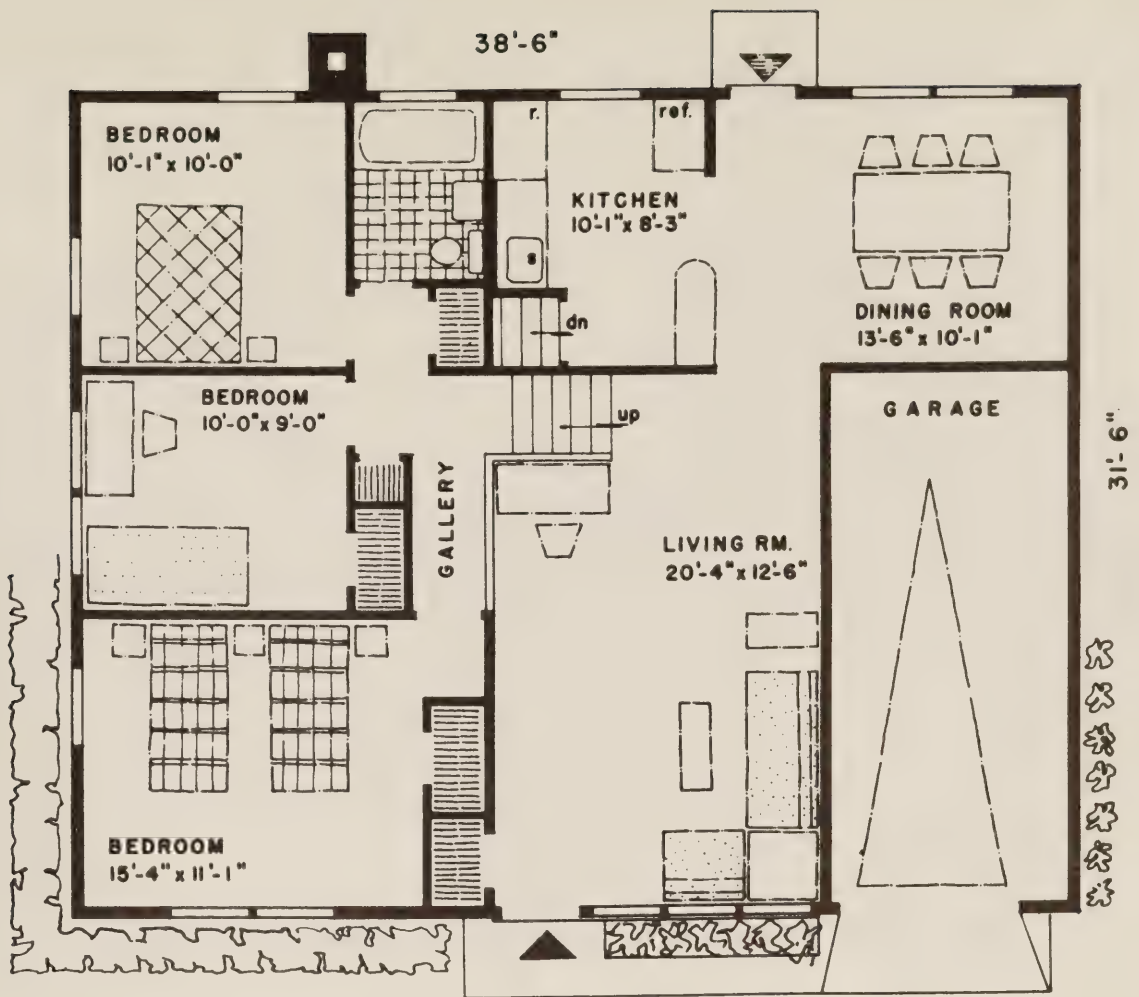


A split-level plan does not necessarily require a complicated roof with many ridge lines. The unbroken gabled roof of the Sussex permits three levels. There is future expansion space with only partial excavation under the bedrooms making this plan especially adaptable in low areas where excavation has to be kept to a minimum. Both sides of the roof are at the same pitch but the ridge is placed off center. The living room takes full advantage of this with a ceiling that sweeps upward from 8 feet at the garage wall to 12 feet at the gallery. Protected by a carved oak balustrade, this gallery or balcony lends interest and drama to a simple and economical plan. The small bedroom at the head of the balcony stairs can serve as a library or study.

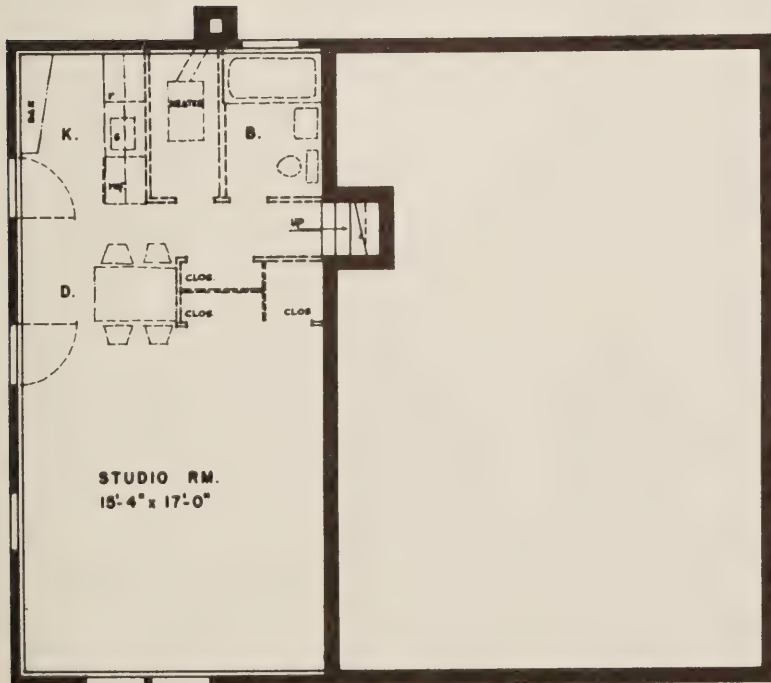
The dining room is full size and separated from the kitchen by a serving counter. The stairway to the lower level is off the kitchen. Unlike most split-level plans this one has the garage attached to the living room instead of under the bedrooms where it is most frequently placed.

The exterior is a symphony in woods with shingles predominating. Striated plywood is used for accents below the living room window and between the upper and lower windows in the front.





FLOOR PLAN 1017 sq.ft.



FUTURE BASEMENT STUDIO APARTMENT

### THE SUSSEX

Building a scale model of your house is fun and a practical means of advance planning. The model kit available through Architectural Plan Service is produced by Hoyt Rust, Denver Engineer, and was recently pictured in a story by Life Magazine.

SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_  
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# THE ALLERTON



The Allerton is a three-bedroom ranch home engineered for economy, replete with utility, and classic in its simplicity. The plans call for a full basement that includes a garage; they also provide an expansion second floor that can be developed now or later into two bedrooms and a bath. Fully grown, the Allerton is therefore a five-bedroom home. If this is what you might eventually need, you should consider pricing this design from the blueprints. Although you are not building with the idea to sell, resale value is an important factor, especially to banks when considering a mortgage amount. Popularity of size and style inherent in "Homes For Living" designs make them especially attractive to lending institutions. If you expect to finish the second floor at a later date, be sure to inquire about an "open-end" mortgage which will permit the costs of this development to be added later to your original mortgage.

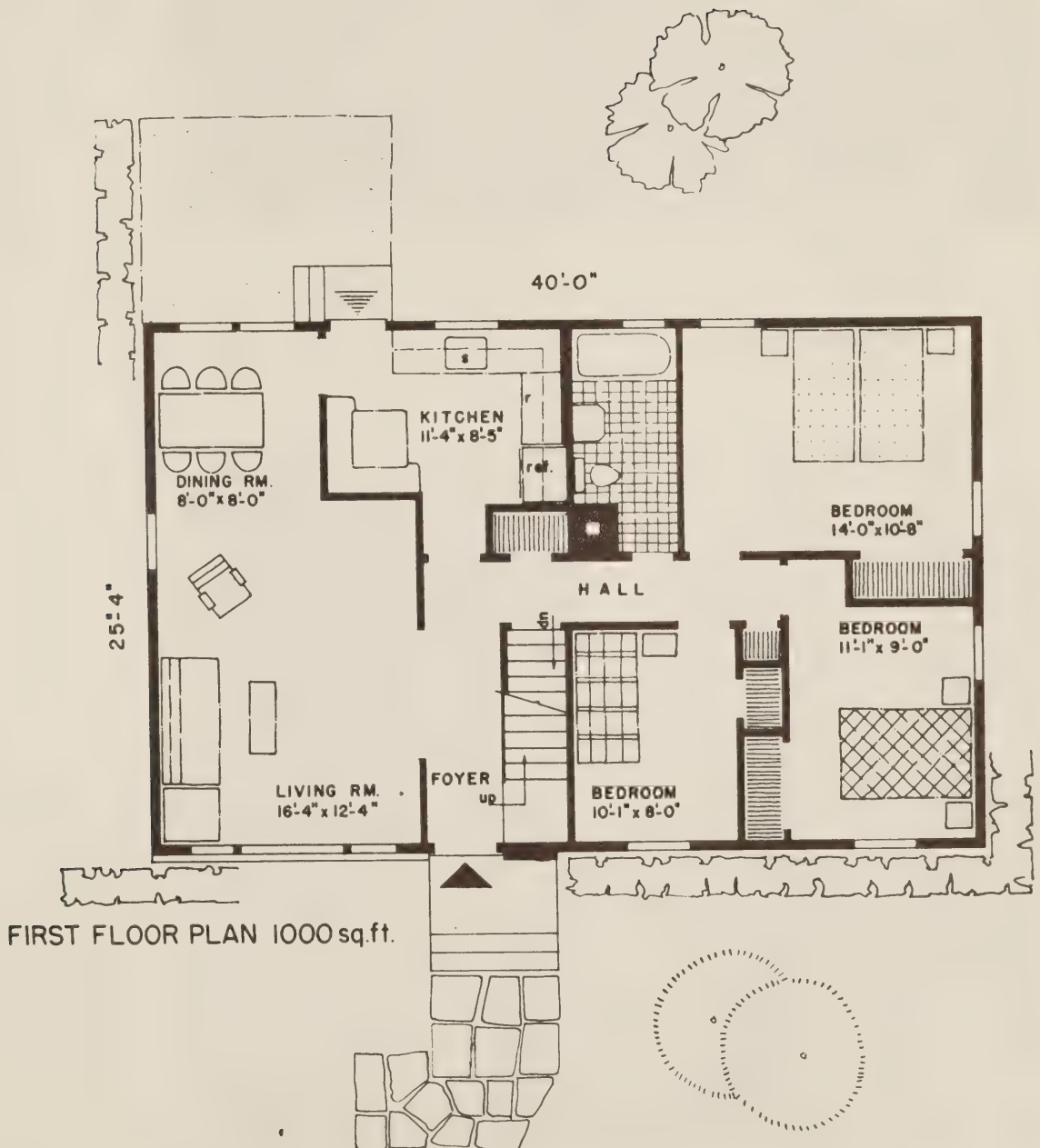


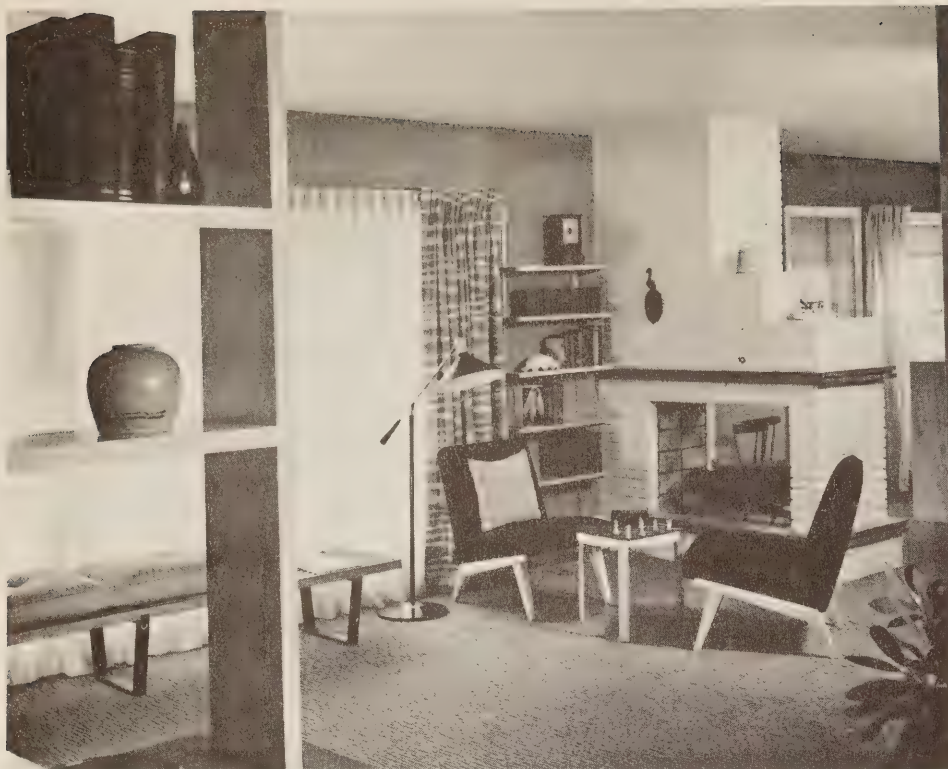
SCORE ☆☆☆☆

REMARKS \_\_\_\_\_

## THE ALLERTON

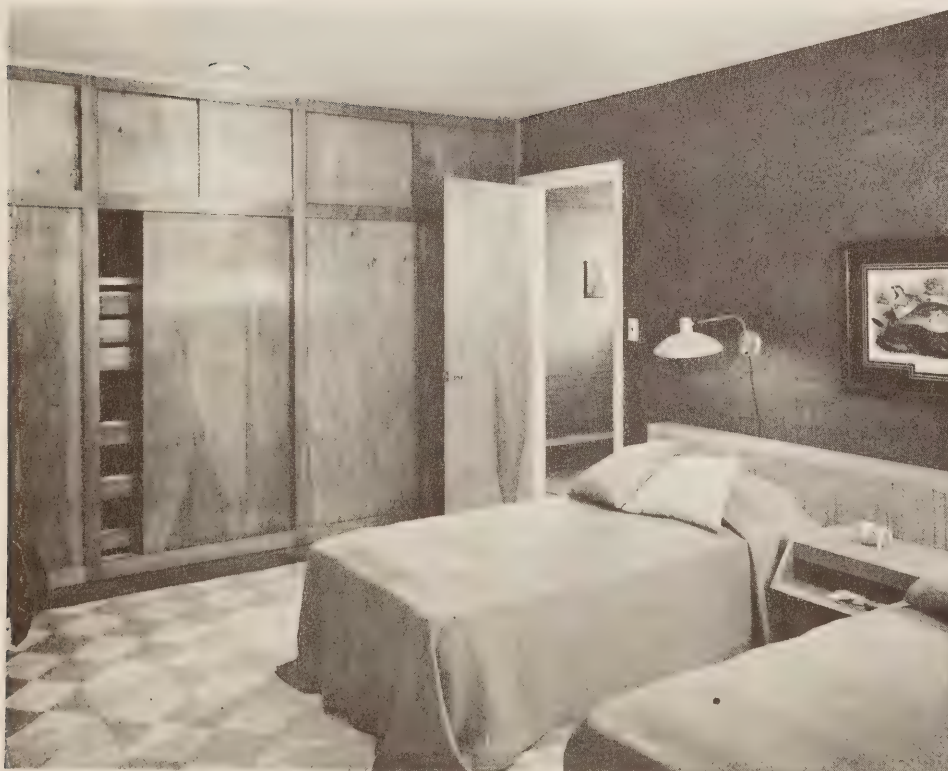
The illustrations on these two pages show enough for you to determine whether this house has the basic qualifications you require, but the blueprints will show you all four sides as well as a cellar and attic plan with all dimensions. They will enable you to fully visualize the house inside and out. Instructions for obtaining blueprints will be found on page 94.





A thru fireplace can be an efficient heat source, an effective space divider, and a thing of beauty. This is the living room of the Melrose displayed on page 74.

*Courtesy Klein & Teicholz Builders*



A bedroom storage wall properly divided into shelves, drawers, and hanging space can eliminate costly space-consuming furniture pieces. This is the master bedroom in the Melrose plan page 74.

*Courtesy Klein & Teicholz, Builders*



*these next **Twelve Designs** are suggested*

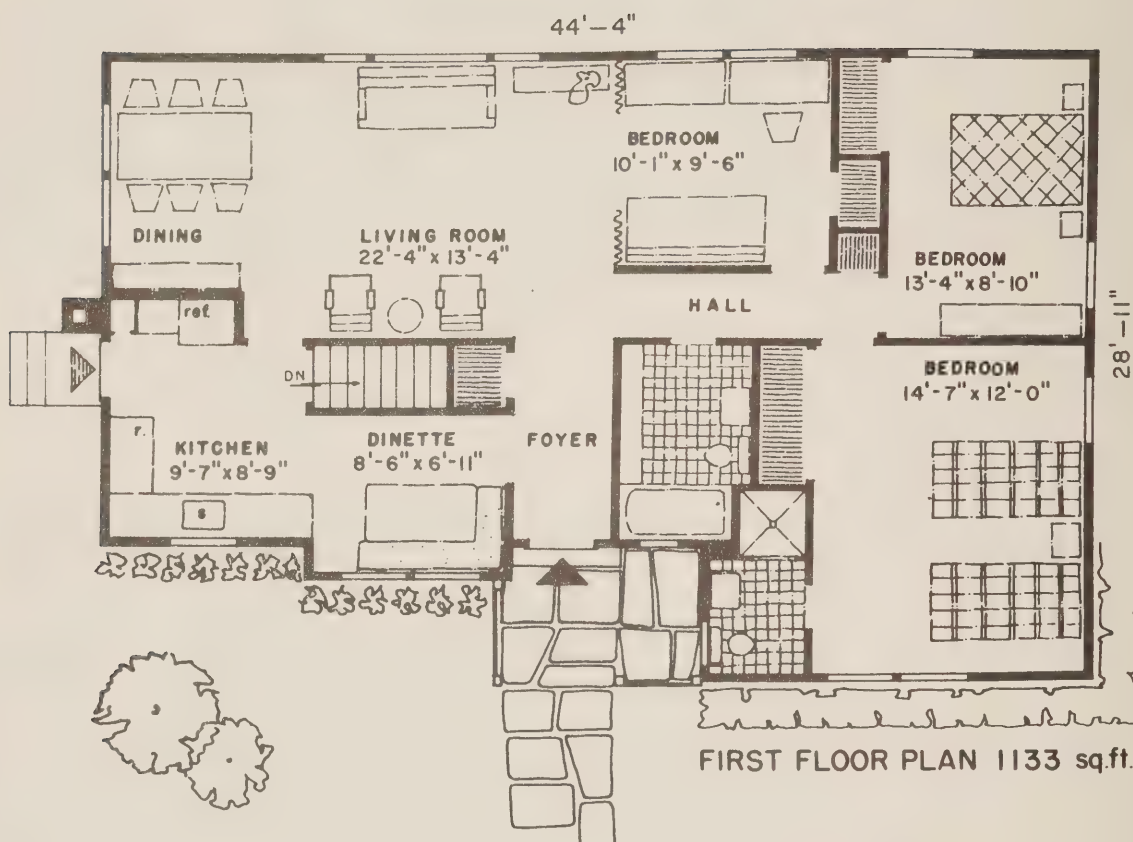
**For Families with Annual Incomes from**  
**\$5000 to \$8000**

who do not wish to spend more than three times their income for house and land. Remember these figures are offered only as a general indication of the approximate cost bracket.

The furniture layouts sketched on all the plans shown in this volume are not necessarily recommended arrangements but are intended to aid in explaining the plan and to help you visualize its potentialities.

## THE CEDARHURST

After you choose a plan there are many ways to tailor it to fit your family. You may add built-in features, dramatic lighting, and a wide variety of interior finishes. Make a note of any ideas that come to you in this regard. Your architect, lumber dealer, or builder should be able to incorporate these features into your new home.



SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

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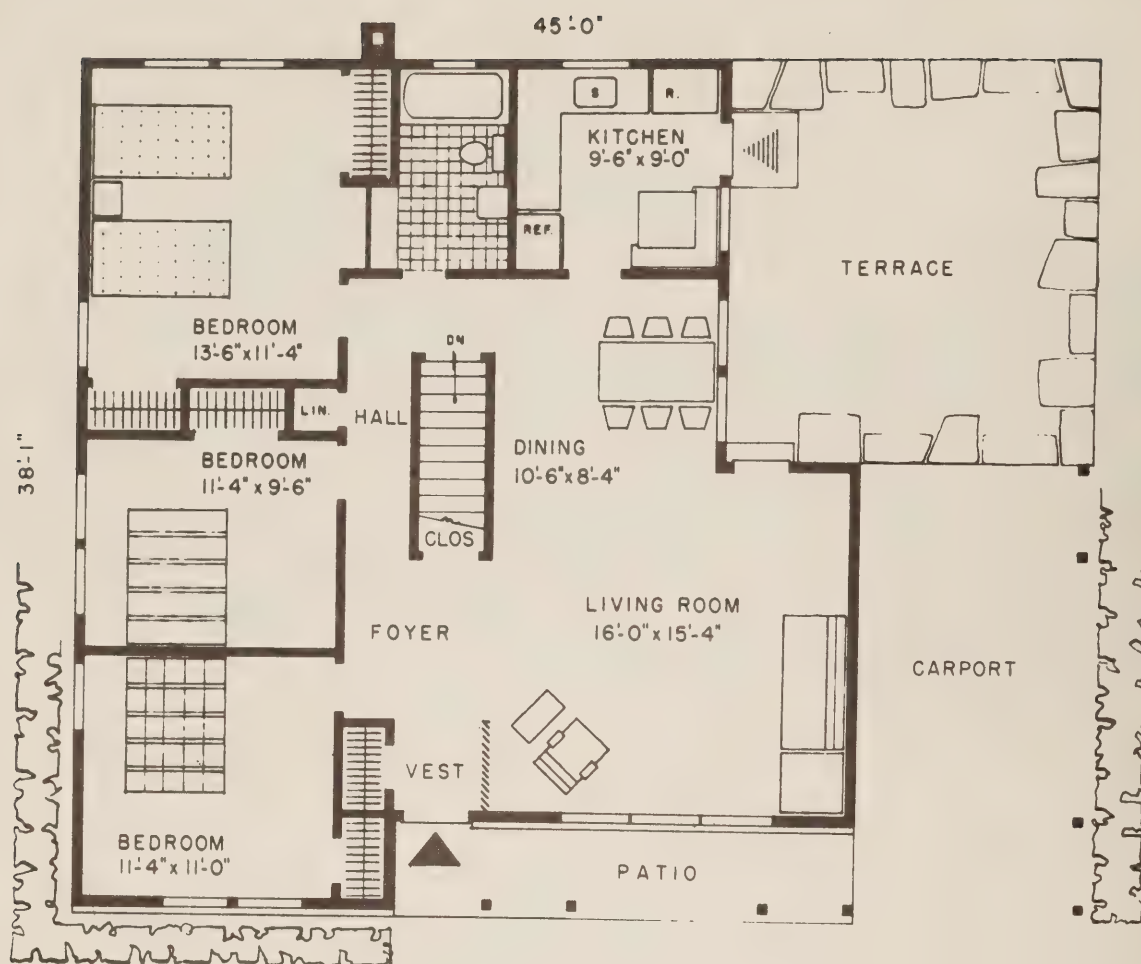


# THE CEDARHURST



An open plan has established its place in contemporary design. Flexibility of partitions is the next step. It adds to open space when desired without eliminating the element of privacy when required. The third bedroom in the Cedarhurst becomes an annex to the general activity area when the folding partition is open. Closed, the room becomes a separate den, or bedroom, with its own closet and hall entrance convenient to the bath. There are two other bedrooms in this one-story plan, the master bedroom enjoying a private bathroom with stall shower.

Besides the dining area at one end of the living room there is an attractive dinette at the front of the house. The kitchen is located between these two eating places and is provided with abundant hung cabinets and storage closet space. The entrance to the full basement is in the kitchen convenient to the rear door.



FIRST FLOOR PLAN 1141 sq. ft

### THE CARLISLE

If there are several reliable builders available, it is always wise to submit blueprints to more than one in order to secure the lowest possible bid. Builders can differ by as much as 20% depending on their operations and construction schedule at the time.

SCORE ★★★★★

REMARKS \_\_\_\_\_

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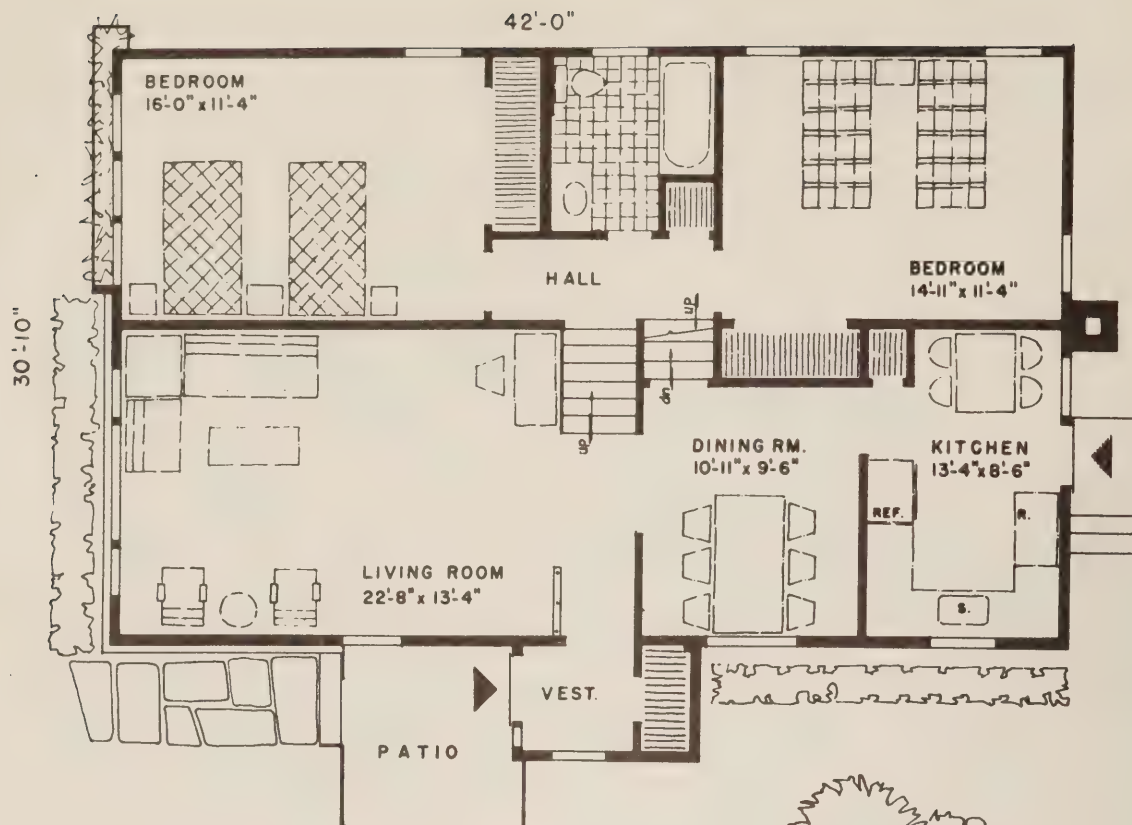
# THE CARLISLE



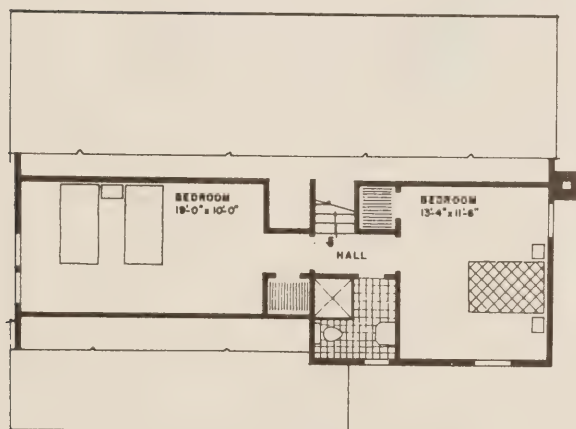
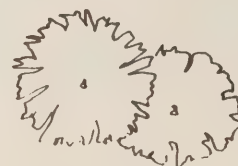
A minimum of partitioning in the living area of the Carlisle yields a feeling of freedom, of space and more space. The broad living room is screened from direct vestibule draught but otherwise is open to foyer and dining area with an exit to the terrace. The kitchen also has an exit which leads on to the terrace giving good accessibility from the driveway to both front and rear of the house.

There are three sleeping rooms, the front one making an excellent study or television room if preferred.

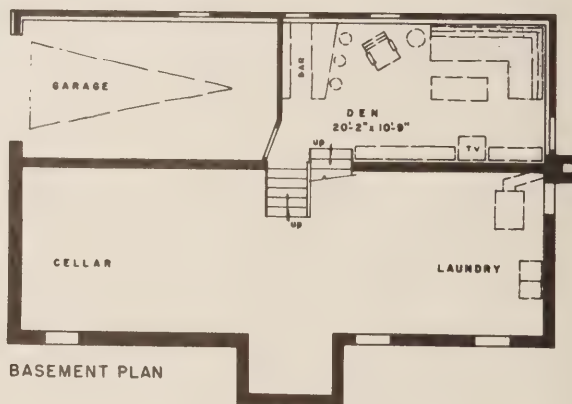
The hip roof yields a generous overhang that adds to the front patio and to the carport protection. Note the neat trim of brick veneer at the base of the house and the pleasant contrast it makes with the vertical siding board.



FIRST FLOOR PLAN 1139 sq. ft.



FUTURE SECOND FLOOR PLAN



BASEMENT PLAN

SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

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## THE LEXINGTON

Scores of skilled man-hours go into the design and preparation of a single set of blueprints. Well-planned small houses are a test of ingenuity and usually require as many hundreds of dollars worth of the architect's and draftsman's time as larger homes. Publishing these homes brings good architecture and a contemporary standard of living to families throughout the country at easy-to-pay stock plan prices.



# THE LEXINGTON



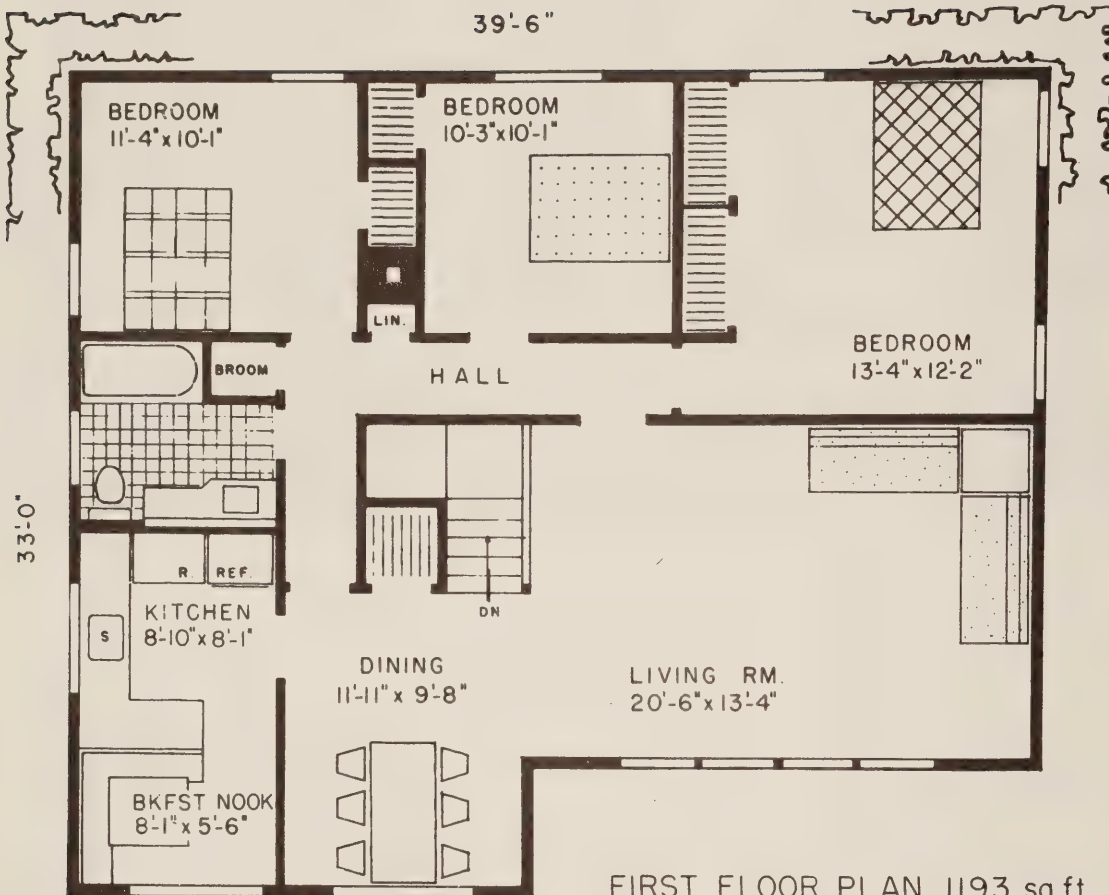
"I guess you might call us a family of rugged individualists. At any rate, the split-level home gives us just the originality and flexibility that our living requires. At first we questioned if it would be possible to obtain such a plan for our fifty foot plot. The Lexington has proven a happy answer. Although originality is its keynote, our deep covered entry with its protective wrought iron railing lends an air of traditional hospitality. The canopy roof at the master bedroom window with planting box below and a side splay board all add a balancing motif.

"We like our lighted vestibule, our well-proportioned living room and the ease of circulation to eating and sleeping areas. Two bedrooms and a bath are just seven steps up; on the upper level, just five steps higher, are two more bedrooms and a bath. We need and appreciate the double privacy and comfort that the two sleeping levels provide.

"Of course, the key to our personalities as individualists you will find in the many uses to which we have put our large hobby and activity room on the ground floor. But that you'll have to come over to see."

## THE HILLSIDE

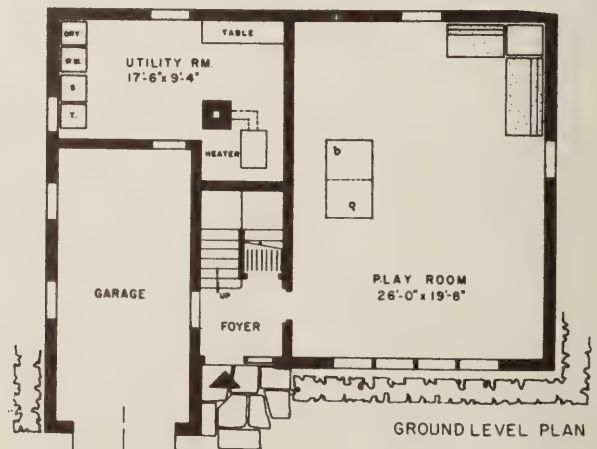
Planning on paper is two dimensional. Planning with models is three dimensional and real. The model making kit offered on page 94 affords you a means to turn your blueprints into a scale replica of the house you are going to build. In a few pleasurable evenings you will see your house come to life, you will be able to test your furniture arrangements and plan your landscaping.



FIRST FLOOR PLAN 1193 sq.ft.

SCORE ☆☆☆☆☆

REMARKS





# THE HILLSIDE



The Hillside, as its name implies, has been designed for a sharply rising plot. The entry is on the ground floor and it is a full flight up to main living area. A coat closet is handy on your arrival and a low partition hides this stairway from living room view.

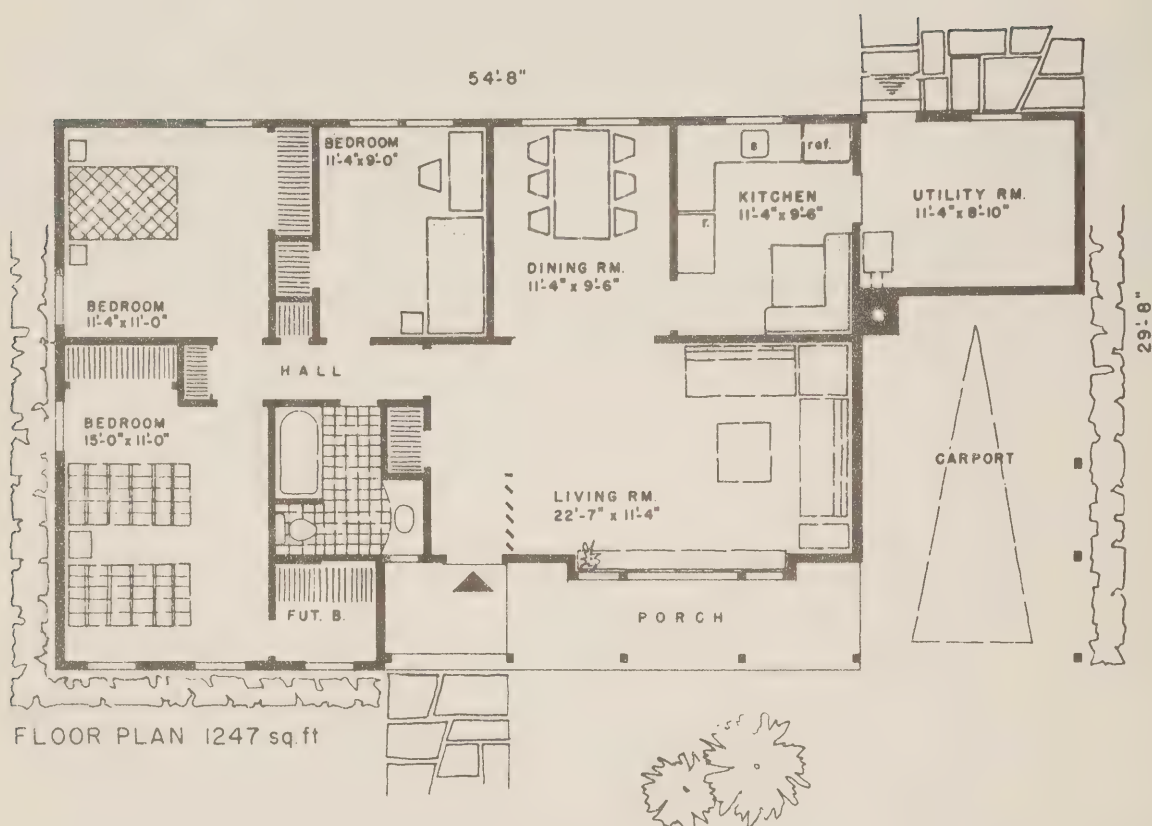
The three bedrooms in the rear are actually at ground level due to the rising slope, whereas the living room, dining room and breakfast nook in the front enjoy huge picture windows to exploit their lofty view.

A direct exit from the living room to the side of the house can be constructed if this additional access to the out-of-doors is desired but it will entail a stoop and several stairs depending on the terrain.

Garage, utility and recreational activities find adequate space on the lower floor, making the Hillside a compact solution of a familiar problem.

## THE BEVERLY

Your lumber dealer, builder or architect might be able to approximate the cost of this house from the floor area shown. Such estimates can vary widely. It is only from the blueprints and specifications that an accurate price may be quoted. Should you wish to obtain them, ordering instructions are on Page 94.



SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

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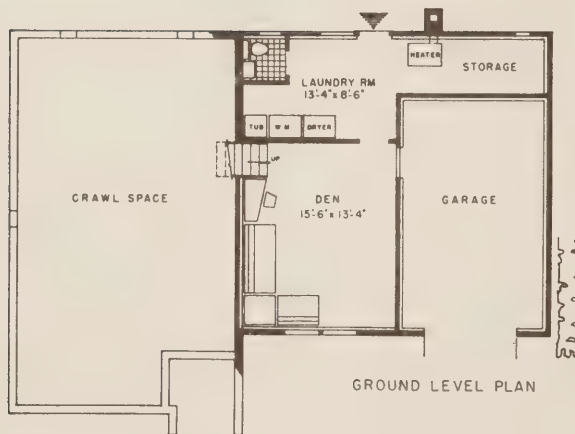
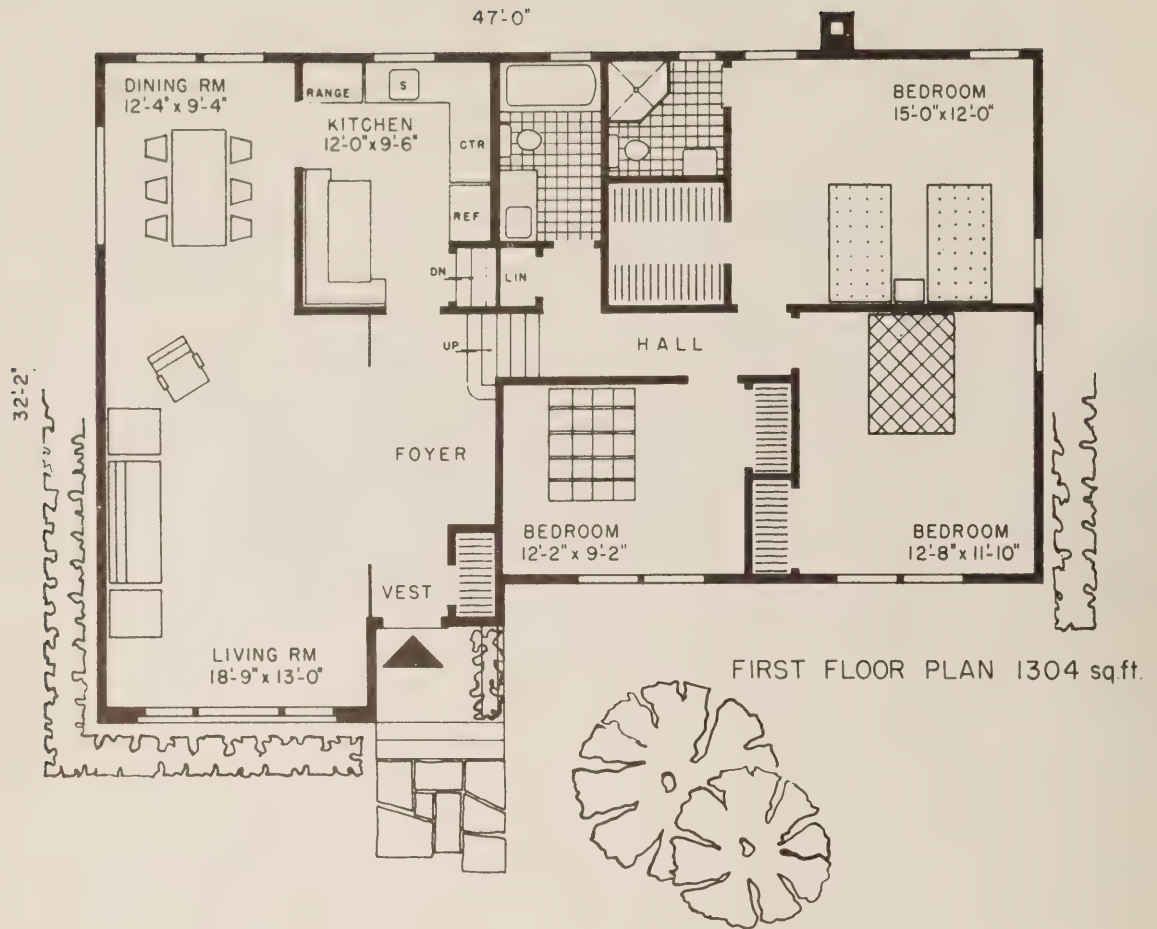
# THE BEVERLY



It's easy to imagine yourself living in this home, hanging your coat in the foyer closet, stepping into the delightful living room with its bayed picture window and recessed radiators. You will probably have wall-to-wall carpeting that will extend thru the flat arch into the dining room. Your kitchen might be all electric with knotty pine cabinets, formica work surfaces, and comfortable built-in seats in the snack corner. In the adjacent utility room you'd have additional space for food storage and of course gleaming white laundry equipment.

That living room carpeting would also enter the hallway leading to the bedrooms. The bathroom equally convenient to all three bedrooms as well as guest use, would boast a powder vanity, mirrored wall, and glass enclosed tub.

Your master bedroom has lots of wall space and you will take advantage of it to accommodate all those bedside luxuries you've always wanted. Besides a walk-in closet for the most elaborate wardrobe, there's an additional 6 feet of sliding door closet. You believe a man should have a closet of his own to accommodate what his wife can't fit into hers. Yes, this could be your house.



SCORE ★★★★★

REMARKS \_\_\_\_\_

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### THE CLEARVIEW

Order blueprints by house name. Four sets are the usual number required. Material list form, outline specifications, and 20 page builder-owner contract accompany blueprints so that you can start your building without delay.



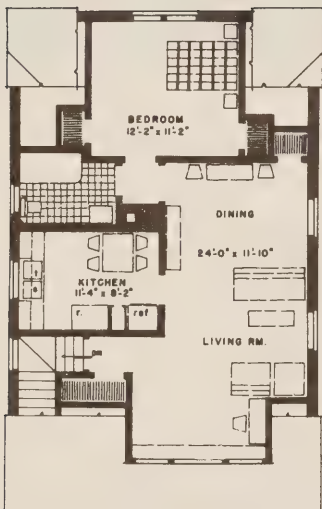
# THE CLEARVIEW



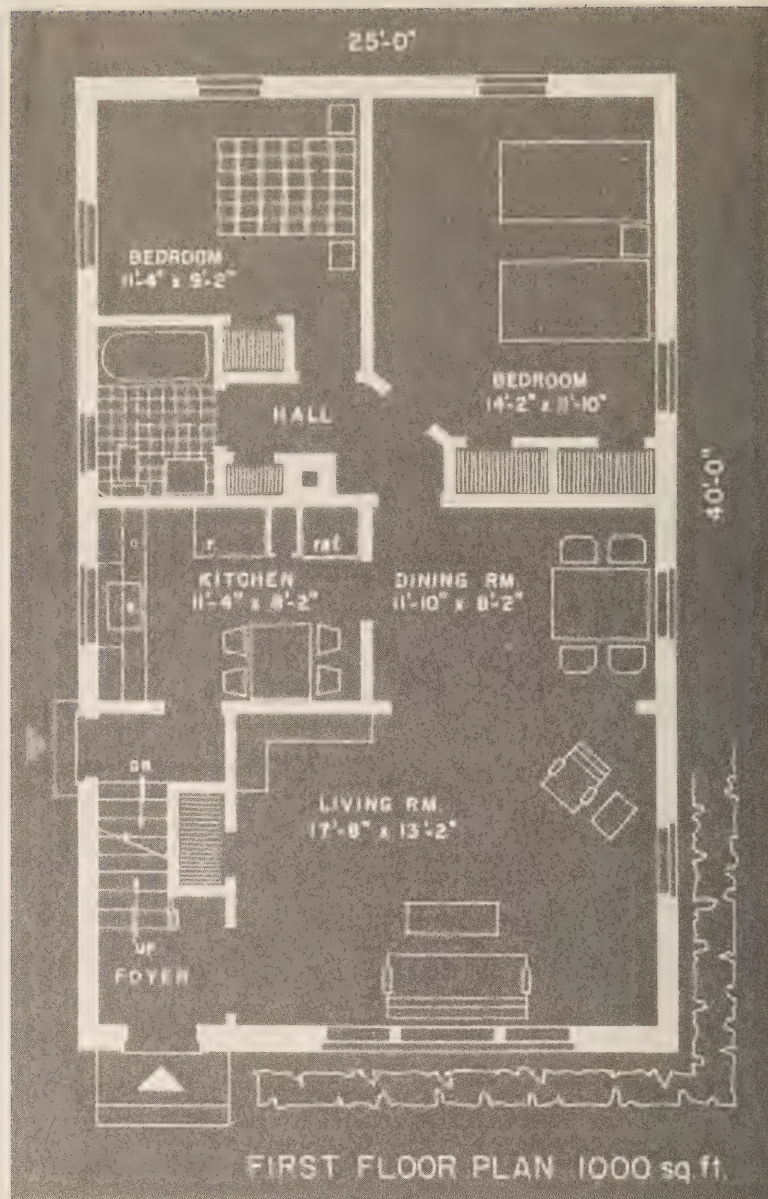
Whether it's a teen age daughter practicing piano in the living room, a card game in progress on the dining room table, or mother and dad watching television in the game room, here is a natural setting for the Clearview is strictly a family affair. Thanks to the extra space resulting from the split-level arrangement of the plan, everyone in the family can be absorbed in their private pursuits without fear of encroachment. With recreation and living room separate, laundry apart from kitchen, two eating areas, three bathrooms, and the bedroom wing on its own level, the whole house becomes a servant to better living for the entire family.

## THE BRISBANE

When ordering blueprints, be sure to specify the name of the house and the number of sets you wish. A convenient order form is on page 95. Within 24 hours of receipt of your order, the blueprints can be on their way to you.



FUTURE SECOND FLOOR PLAN



FIRST FLOOR PLAN 1000 sq ft.

SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

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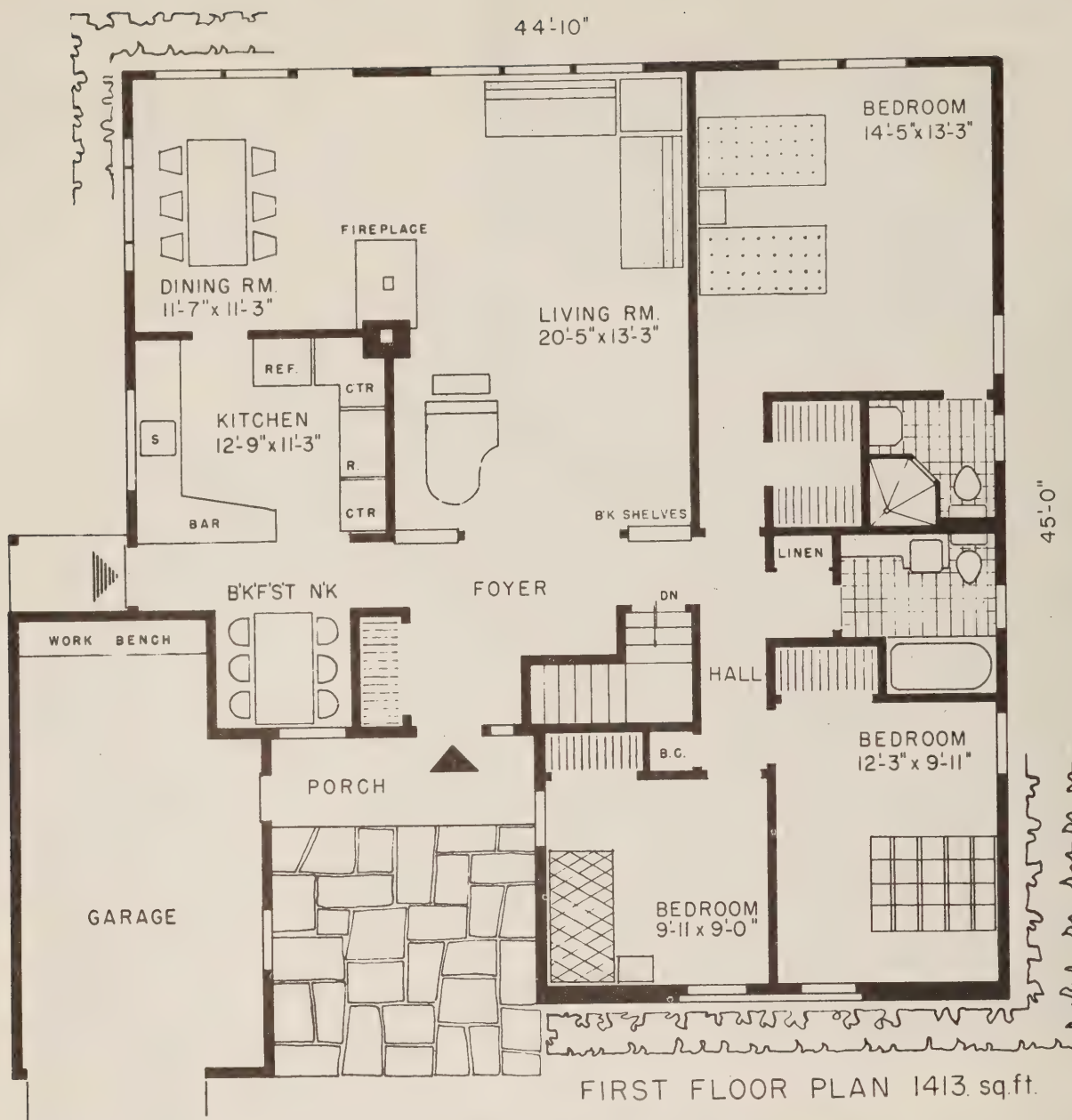
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# THE BRISBANE



Many families who become home owners do so to avoid the high cost of renting. Still others go a step further and build their own home with the thought of receiving income from rental of part of it. The Brisbane is a two family home designed for a narrow lot. Its simple 40 feet by 25 feet rectangular plan makes it economical to construct. Furthermore the completion of the second family's quarters upstairs can be deferred until finances permit. There is complete privacy between the two floors with the stairway up located right at the front entry and off a small foyer. Besides a living-dining area, kitchen and bath in each unit, there are two bedrooms downstairs and one bedroom in the upstairs apartment. All rooms are well-proportioned and equipped with adequate storage space, making two comfortable homes in one.



## THE GIRARD

A builder-owner contract form recommended by the American Institute of Architects is supplied with each blueprint order at no charge. This standard contract consists of 20 pages containing all necessary conditions, notes, and instructions. Order blank is on page 95.

SCORE ★★★★★

REMARKS \_\_\_\_\_

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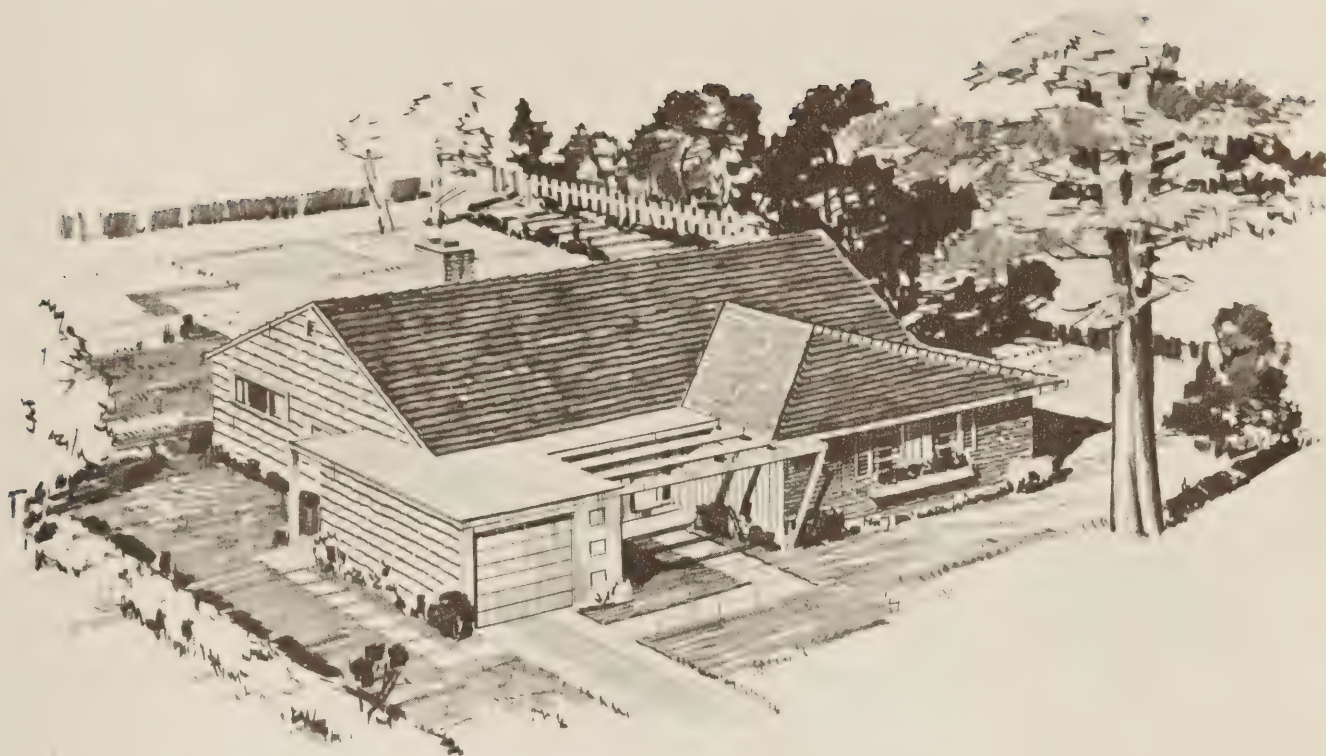
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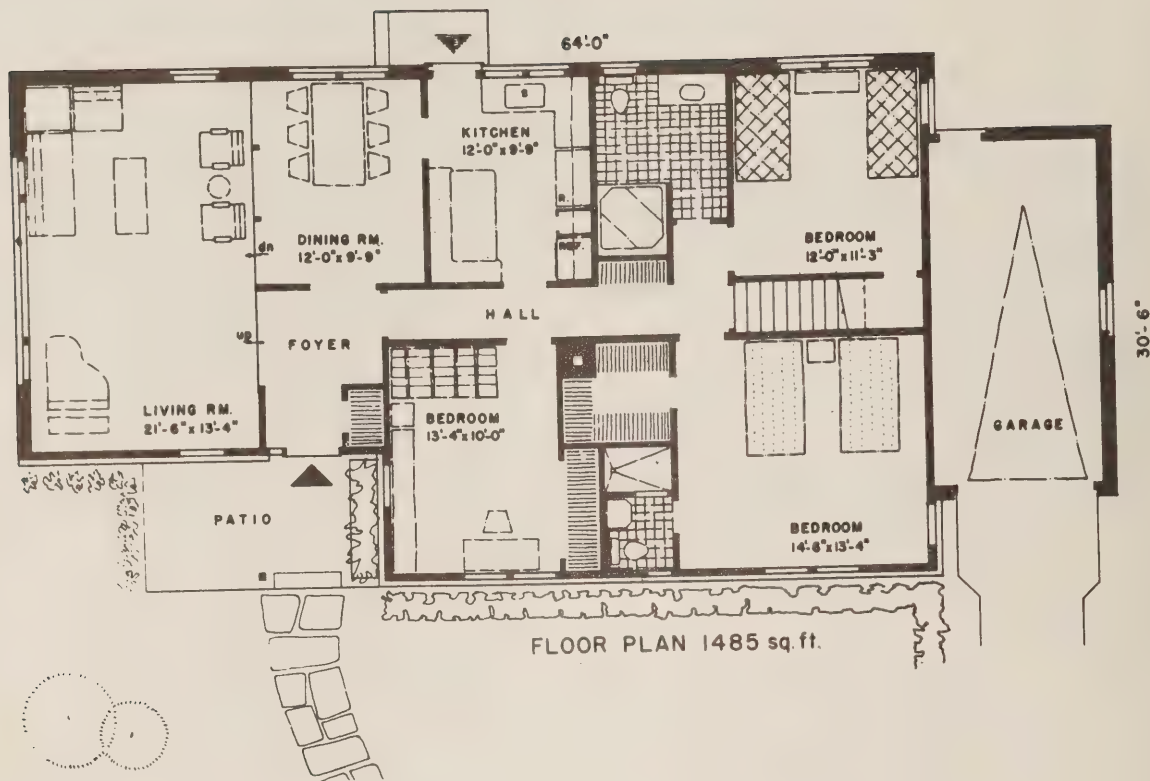
# THE GIRARD



There's a wealth of comfort and conviviality designed into the Girard and its circulation is just as close as you can get to perfect. All rooms are off the foyer hall. The kitchen, flanked by dining room and breakfast nook, is easy answering distance from both front and rear doorbells. There is no traffic through the living room; it has a rear view and is separated from the dining room by a projecting fireplace. The hall bathroom is located exactly right to serve bedrooms and guests. The master bedroom, of course, has its own bath with enclosed shower. All three bedrooms enjoy cross-ventilation.

Although there's an indoor basement entrance at the foyer, an exterior Bilco-type hatch located outside the back door will be convenient to furnace for ash removal.

Of especial interest to the family handyman is the room off the garage just begging for a lathe, with space for all the tools he can acquire and the proper seclusion to enjoy them.



### THE HASTINGS

Although it is prohibitively expensive to make changes in blueprints, many minor alterations can be made by your builder, such as: adding a dormer or changing a window. He can help to personalize your house and to tailor it to your family's special requirements. Provision for this flexibility is made in the outline specifications that accompany blueprints.

SCORE ☆☆☆☆☆

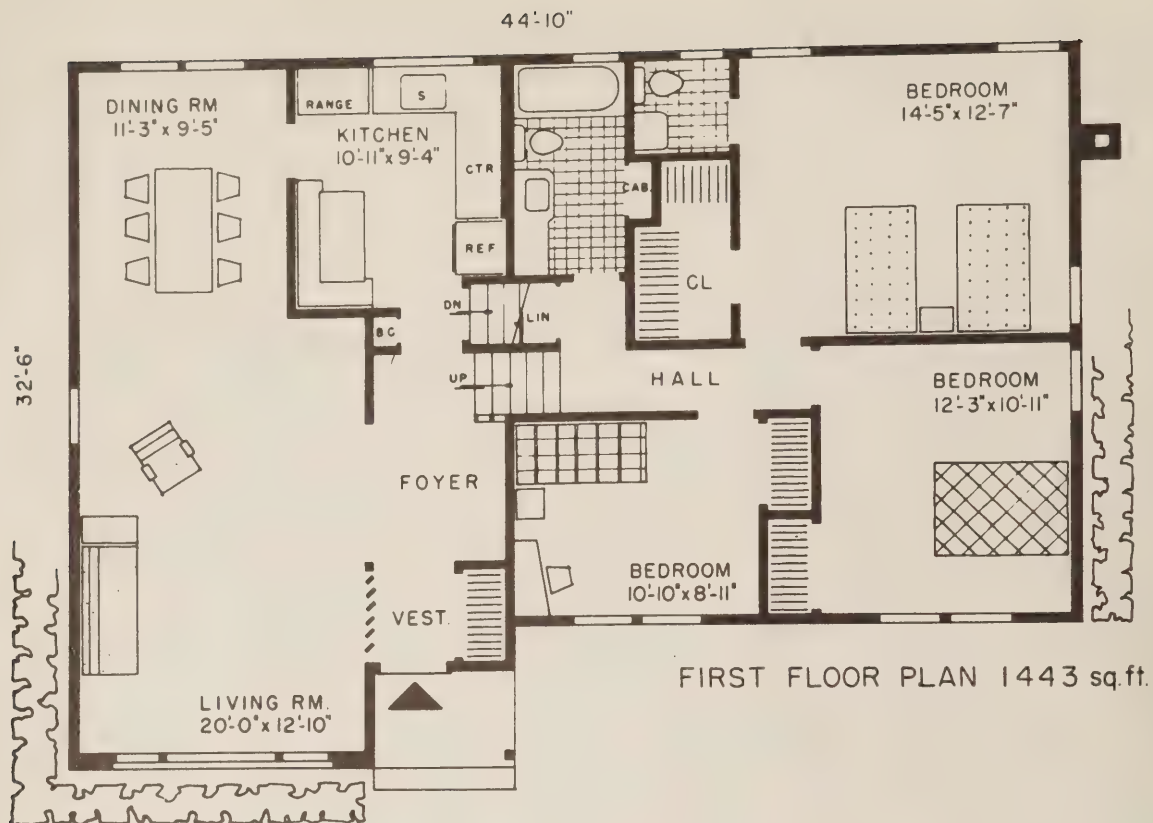
REMARKS \_\_\_\_\_



# THE HASTINGS

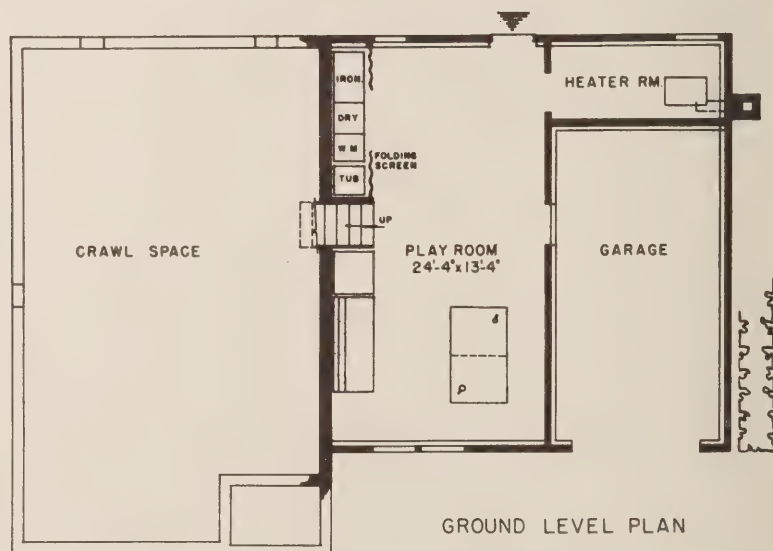


Stretching 64 feet from garage to living room, the Hastings is a long ground-hugging home for a generous piece of land. Its 21 foot sunken living room takes advantage of the view to the side as shown but one can rearrange the windows to exploit a front or rear view as dictated by the individual site. There is a separate dining room, entry foyer, center hallway, and extra space in the kitchen for the snack corner or laundry equipment. All three bedrooms are of good size and well ventilated. A large walk-in closet and a private bathroom off the master bedroom contribute to the full measure of privacy and convenience in this gracious home.



## THE EMERSON

Architectural Plan Service, Inc. provides blueprints for all the homes in this volume. Your order is filled the same day it is received. Together with the blueprints you will receive a builder-owner contract form, material list form, and outline specifications.



SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

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# THE EMERSON



The split-level plan has the happy ability to yield double the activity area plus an interior garage, all at modest cost. This is a lesson in space; it teaches us to depart from the restrictive two-dimensional planning if we are to permit our three-dimensional home to provide its full living capacity.

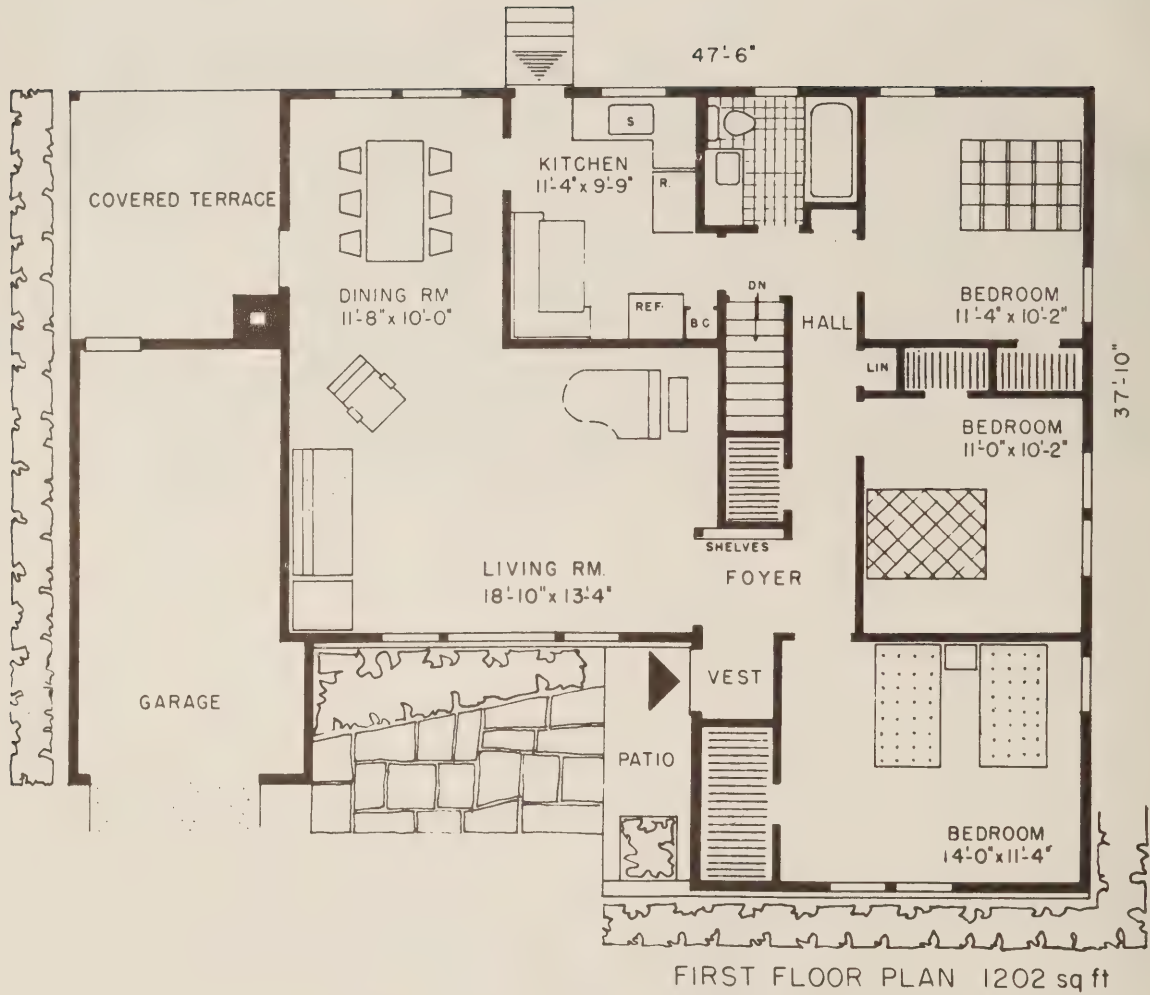
On emerging from the louvred vestibule, the tri-level Emerson presents the eye with thirty feet of long view.

Six short steps up to the sleeping rooms or down to the ground level excites the interest, and the 24-foot recreation room is reward indeed. Here the laundry chores can be completed while Junior frolics or the television plays without that feeling of being "left out" while you work. There is no flight of steps to climb to get the wash inside or out and a screen hides the equipment when not in use. There is also a garage and furnace room on this level.

Can you recognize the split-level plan from the exterior? There too the house seems to welcome its new-found three-dimensional freedom.

## THE MONTCLAIR

Houses can be built faster with a full set of architectural drawings. When foremen and subcontractors have copies of accurate blueprints fully dimensioned, no time is wasted figuring out these matters on the job. As erection time is lessened, labor costs are cut.



SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

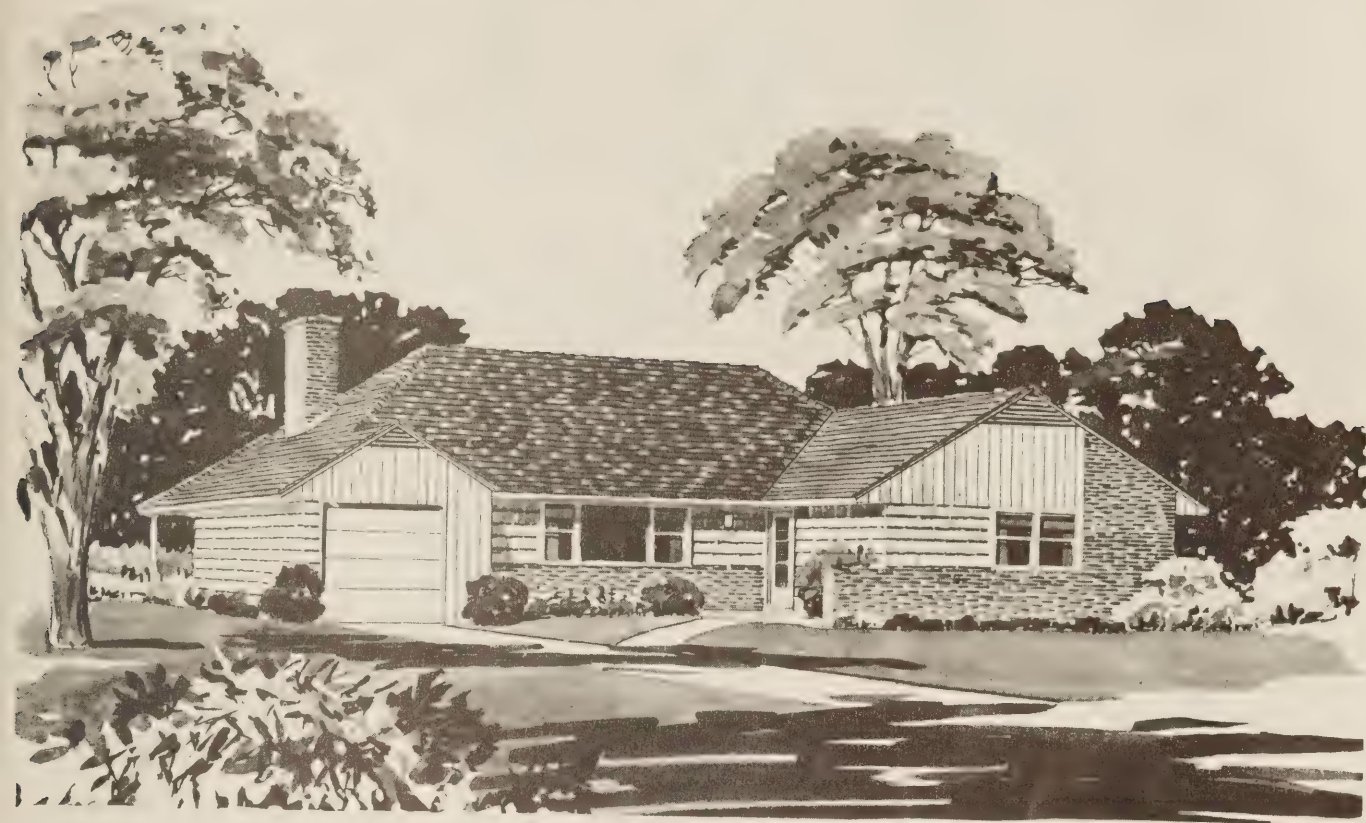
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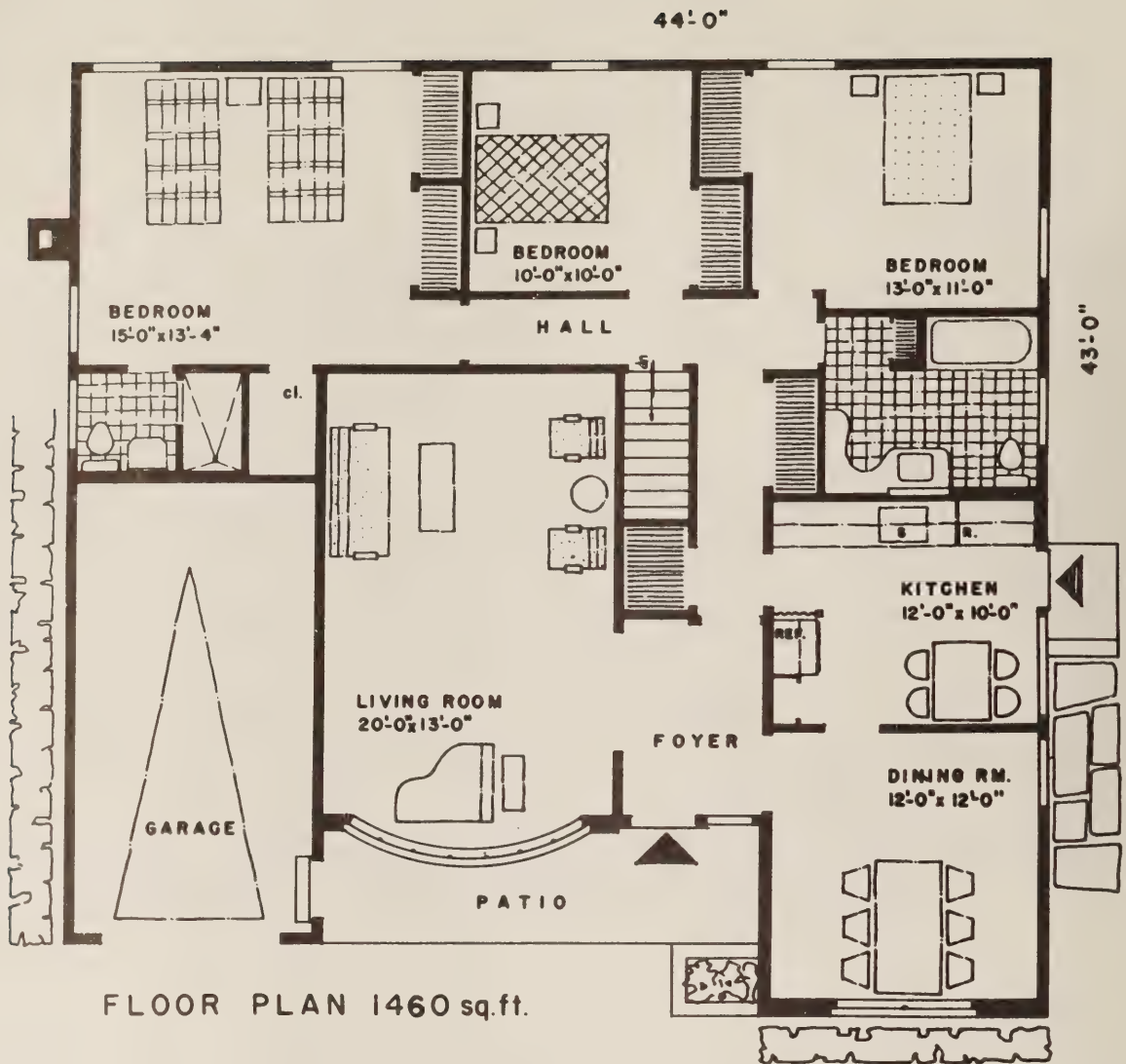
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# THE MONTCLAIR



Brick veneer delights the eye from roof to patio of this three bedroom ranch-type plan, and additional delight ranges throughout its compact 1200 square feet. Book shelves welcome you from foyer to living room and thirty feet of carpeted comfort stretches before your eyes to the dining room windows. Even beyond there is additional casual living on the rattan-appointed covered terrace. The chimney is located so as to serve an indoor fireplace and outdoor barbecue if either or both are desired. The garage has extra space for work bench and storage. Blueprints call for a full basement for additional storage, laundry, utility, and recreation with an inside stairway just off the kitchen. There is dining and closet space in the kitchen, two closets in the bedroom hall, and a heap of comfort designed throughout the rest of this likeable plan.



### THE HARRISON

Building a home will yield a full measure of joy even beyond your dreams if your plan has been carefully selected and your blueprints reliably prepared.

SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_  
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# THE HARRISON



According to a recent survey the three bedroom ranch style home will continue in top place among the new home buyers of 1953. Of course, many improvements and refinements continue to be incorporated in this type plan. An expansive curved window adds majesty to the living room of the Harrison. The five additional rooms, grouped around it, are reached by foyer and meandering hallway. There is a separate dining room wing which can be used for varied activities. Informal dining space in the kitchen is located at a picture window that adds cheer to the culinary scene.

Since the plan does not call for an attic, additional closet space is provided in the hallway and off the master bedroom. The latter has a private bathroom off the hall.

The double gabled roof over the dining wing adds to the distinctive air that characterizes this home inside and out.



The twin vanity is solving many a rush hour crisis. Note the sliding mirror medicine cabinets and the towel storage compartment below.

*Courtesy Klein & Teicholz, Builders*

A typical serving bar separating dining room from kitchen as built in the Melrose page 74.



*Courtesy Klein & Teicholz, Builders*



*these last **Twelve Designs** are suggested*

**For Families with Annual Incomes from**  
**\$8000 and UP**

Many of these homes are quite expensive. It would be advisable not to set your heart on one before having it priced from the blueprints by your lumber dealer or builder.

Remember, a design may be changed in many minor respects by your architect, lumber dealer or builder so that the house becomes more tailored to your family's tastes and requirements.

# THE MIDDLETON

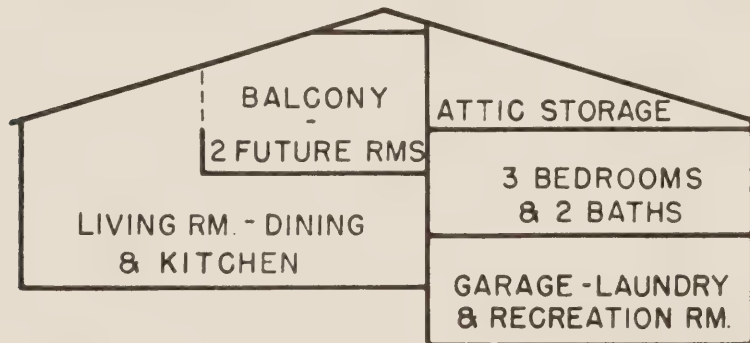
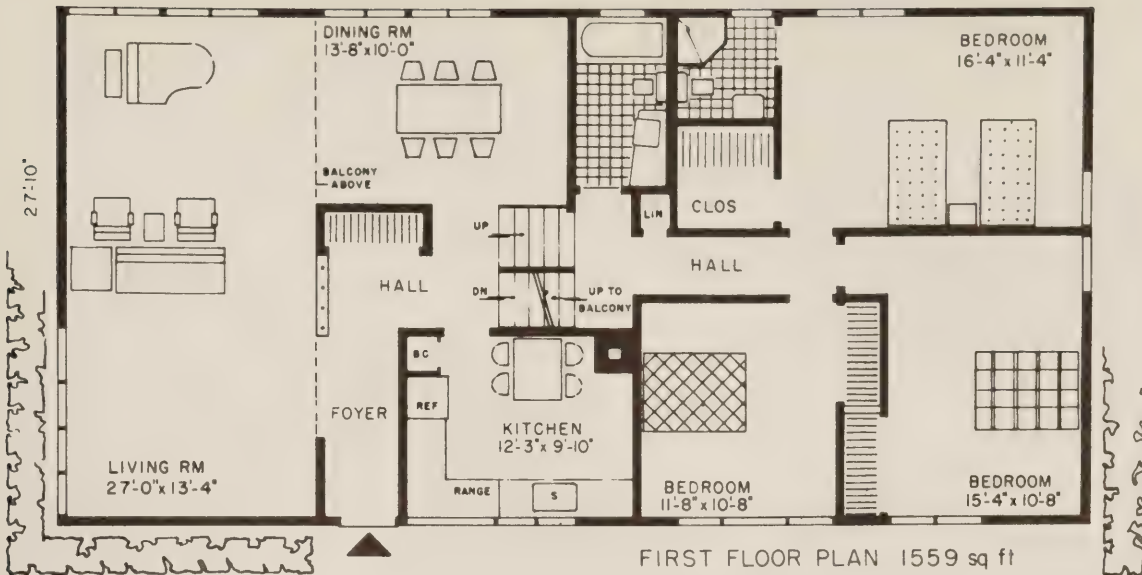


The contemporary luxury of the Middleton does not ignore the buying power of our contemporary dollar. Because economy has been attained by thorough exploitation of the split-level plan, the relative cost of this home will seem to be out of keeping with its great capacity for abundant living. Take the living room. It is twenty-seven feet long; its ceiling vaults from 12 feet at the outside wall to a grandiose 16 feet at the decorative foyer entrance. The dining room ceiling is reduced to the standard 8 feet giving it a feeling of three dimensional seclusion. Those windows you see near the front entrance serve the kitchen. It is a pleasant front room with plenty of counter and table space. Up six steps is the bedroom wing with three chambers. There is a hall bath and a private master bath. There is additional space another half level higher which can be developed into two more rooms. This area can actually add to the living room as a balcony library or can be closed off into bedrooms. No dormers need be added. And as if all this wasn't enough, there is a garage and recreation level below the bedrooms and attic storage space above the bedrooms with scuttle access.

The Middleton design will capture the hearts of many families who are at once progressive and practical.



56'-0"



DIAGRAMATIC SECTION THRU HOUSE

## THE MIDDLETON

The various levels of this home are shown in the section diagram where they are more easily visualized. Blueprints will be of still more help in obtaining an accurate visual picture of your future home.

SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

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# THE ROCKVILLE



A delightful covered patio greets the visitor to this house; a fluted glass vestibule and hall planting-box continues the favorable first impression.

The Rockville takes full advantage of its two-story layout to pay generous dividends in activity area. These include a large separate dining room, full center hall circulation, den, and bath. Since the den has a closet and is adjacent to the bathroom it can be used for maid or guest accommodations. A covered terrace can be reached from garage, den, or living room. Note how just a serving counter separates kitchen and breakfast area.

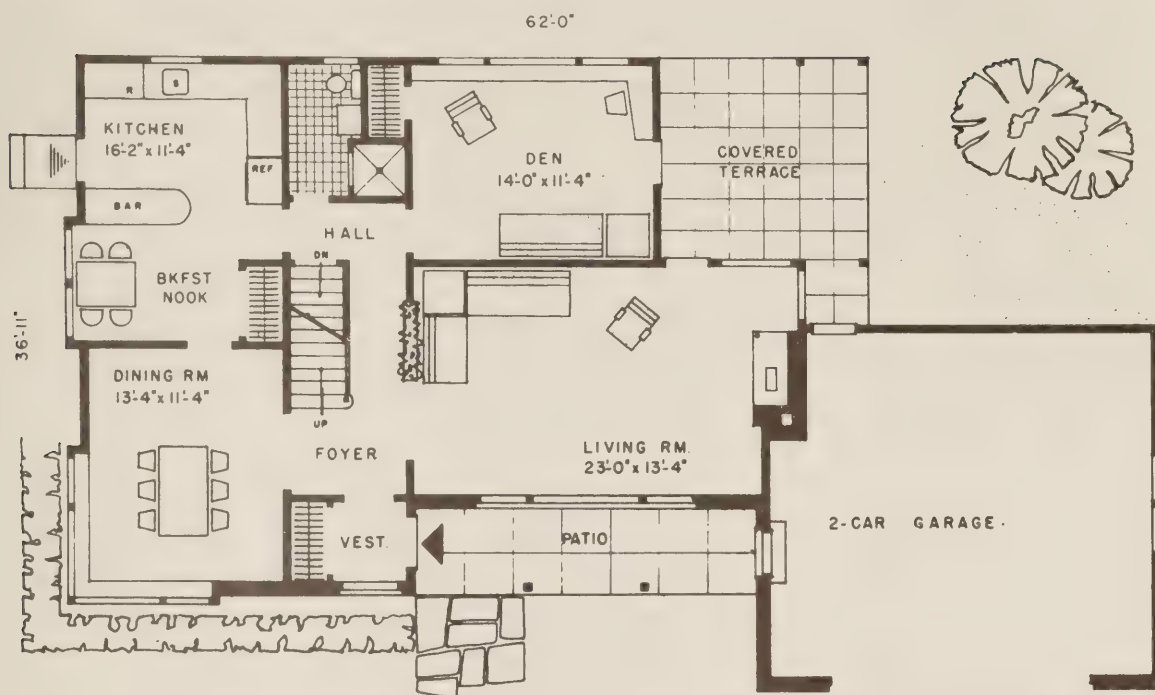
All three bedrooms on the second floor are master size. There is a private bath to the largest bedroom and a hall bath to serve the other two.

If you are not a two car family, it is entirely feasible to reduce the garage to one car size. The overall width of the house then becomes 52 feet.

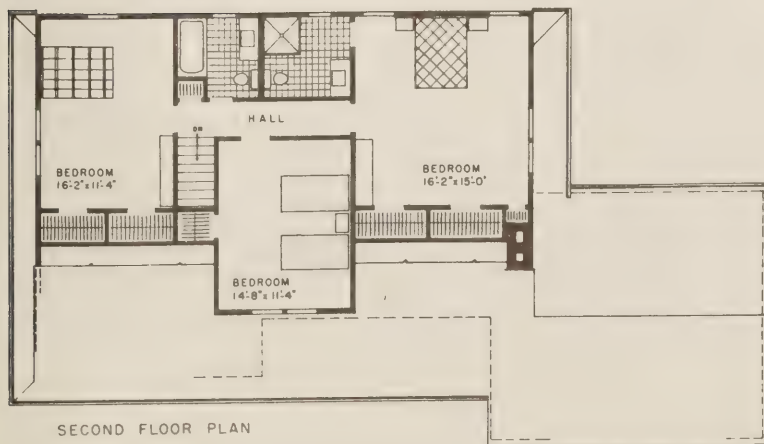


## THE ROCKVILLE

An experiment in custom building has just been launched on Long Island, long noted for its many communities of gracious homes. Most of the vast number of new homes built there since the war have been in projects of from 10 to 1,000 homes, with every home in a project being one of several basic types. Now eighty different Homes For Living plans are being offered for construction anywhere on Long Island by a firm of housing specialists with the cooperation of a score of reliable custom builders. Suburban Custom Homes, Inc., of Jamaica, Long Island, will show the family with individual and discriminating taste how to live where they want, in a home distinctly theirs.



FIRST FLOOR PLAN 1108 sq. ft.



SECOND FLOOR PLAN

SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

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# THE RAPHAEL



Three activity rooms downstairs and three sleeping rooms upstairs is by no means an unusual arrangement, but new indeed is the amount of dignity and forthright appearance designed into these 1,020 square feet. The usual elements have been put together in a quiet and orderly manner but with that intangible **plus** that spells the difference between house and home.

Here is a vestibule with both guest and family closet; here, a living room with a true outdoor annex; a private room for chandeliered dining, a country style kitchen, a guest bathroom complete with shower, a double garage with inclement weather entrance.

Upstairs the three bedrooms are lavish with closets. There are two more bathrooms and the kind of a sun-deck that invites company.

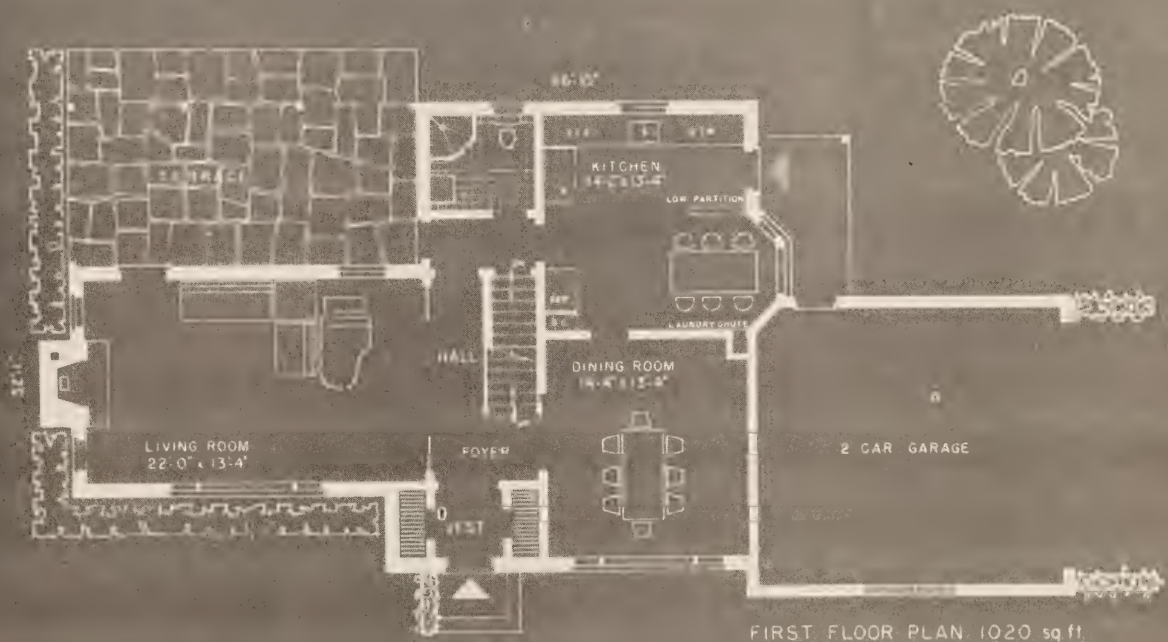


SCORE ☆☆☆☆☆

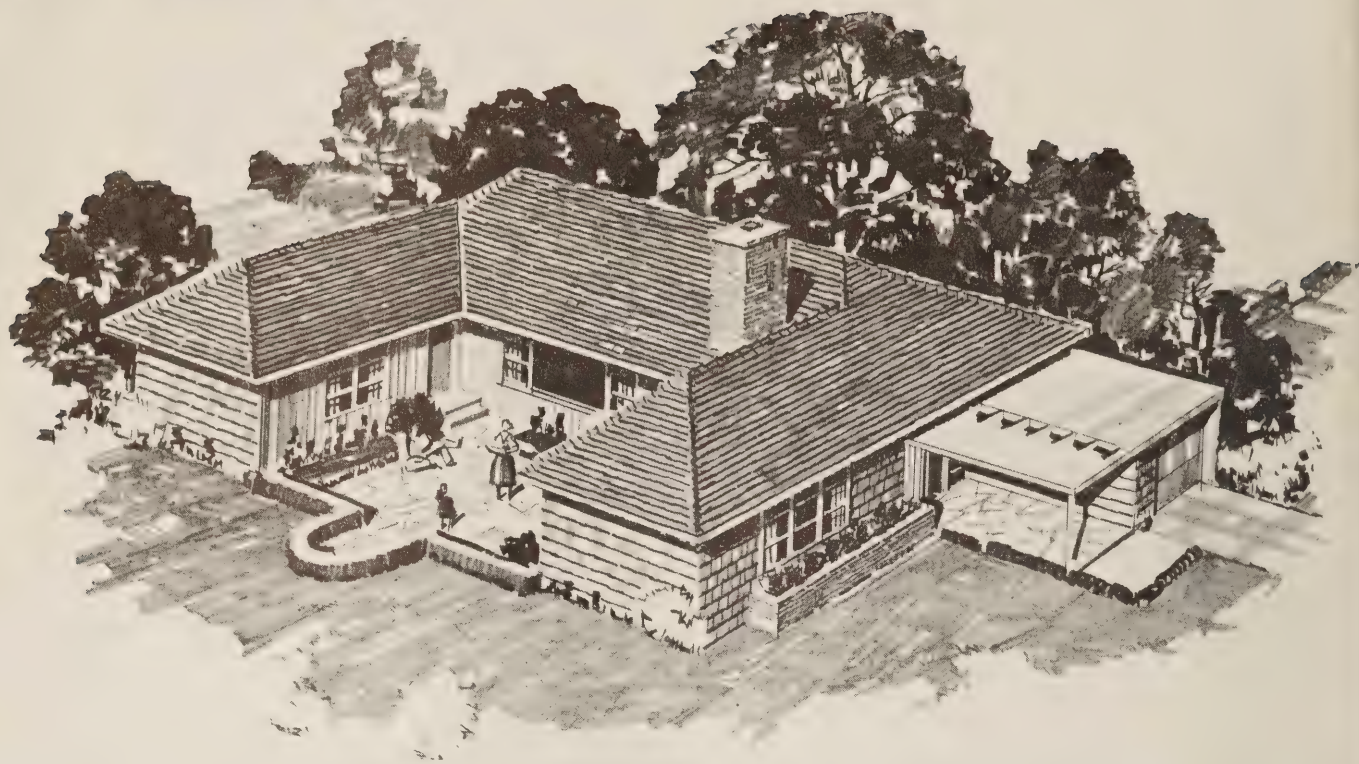
REMARKS \_\_\_\_\_

## THE RAPHAEL

Life magazine recently featured a picture story of Engineer Hoyt Rust's model kit. Families throughout the country are making the blueprints for their new home come to life by a few pleasurable hours spent constructing a scale model. This kit is available when ordering blueprints from Architectural Plan Service, Inc. Order blank is on page 95.



# THE ELLISON

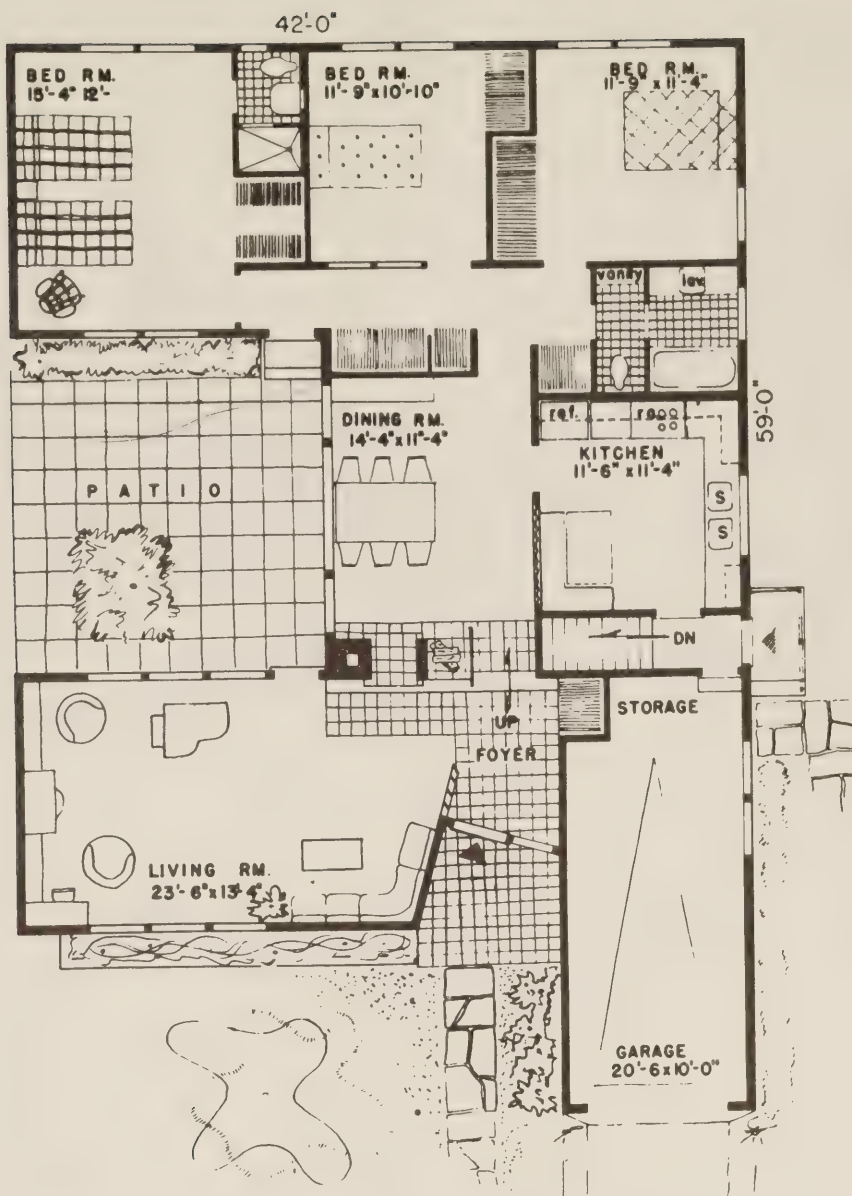


When the Ellison appeared in the previous issue of HOMES FOR LIVING it was acclaimed by scores of families as just the plan they had long been seeking. Repeated now, many families will again find it the material of which dreams are made.

It is built around a secluded patio with living, dining, and master bedroom all participating in outdoor enjoyment. Entry walls are so angled and glassed as to enhance the feeling of space and the tiled entry floor continues right to the thru fireplace with woodbin that separates living and dining areas. A fluted glass partition gives the kitchen plenty of light from opposing sides.

With crisp functional lines, skillfully combined materials, and appealing finishes, the Ellison is handsome in true contemporary manner.





FIRST FLOOR PLAN 1536 sq ft.

## THE ELLISON

Every house is blueprinted especially for you on receipt of your order. No blueprints are kept in stock. Thus you are assured of clean, fresh prints. Do not request changes as we cannot alter our master tracings. Your architect, lumber dealer or builder will be able to effect changes for you.

SCORE ★★★★★

REMARKS \_\_\_\_\_

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# THE MELROSE



There are additional interior views of the Melrose on pages 38 and 64, but pictures and floor plans of a new house often do not quite get across the feeling you get on walking in and looking around.

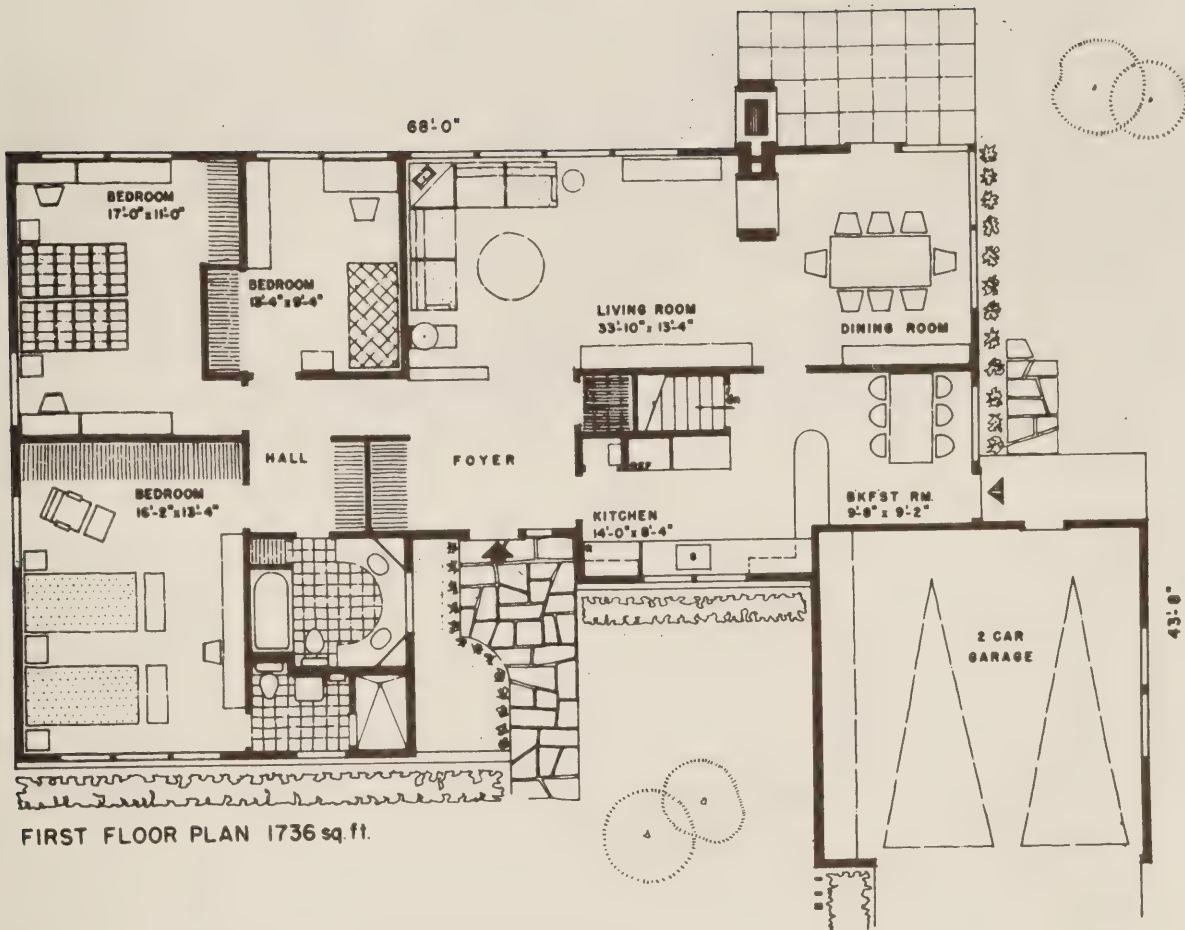
This is especially true when the home has unusual features and special detailing. A major design element, as a rear living room, defies description that does it full justice. You must walk into a home to thoroughly appreciate the sedate privacy of such a living room, the blending of outdoors and indoors, the full advantage of rear view. Instead of something new and strange, it becomes familiar and desirable. A thru fireplace dividing living and dining areas sounds like a novelty. But see it, sit before it and it too becomes friendly enough to live with under the same roof.

Other features such as huge sliding door closets, fluted glass partitions, a laundry chute, and twin vanities in the hall bath,—these are all easier to describe. But like the outdoor barbecue they inspire just a mental picture,—actually enjoy the charcoal flavor of a steak from that barbecue and one can understand how life in the embrace of this gracious home far surpasses the image of pictures and words.



## THE MELROSE

Although blueprints are a minor cost in themselves, they can be one of the largest influences in the ultimate cost of your new home. Architect designed plans insure you of maximum utility and livability per square foot of area and provide your builder with all the information he needs to proceed with construction.



SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

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# THE RANDOLPH



A typical flowery ad in the Sunday real estate pages offering the Randolph for sale might read something like this:

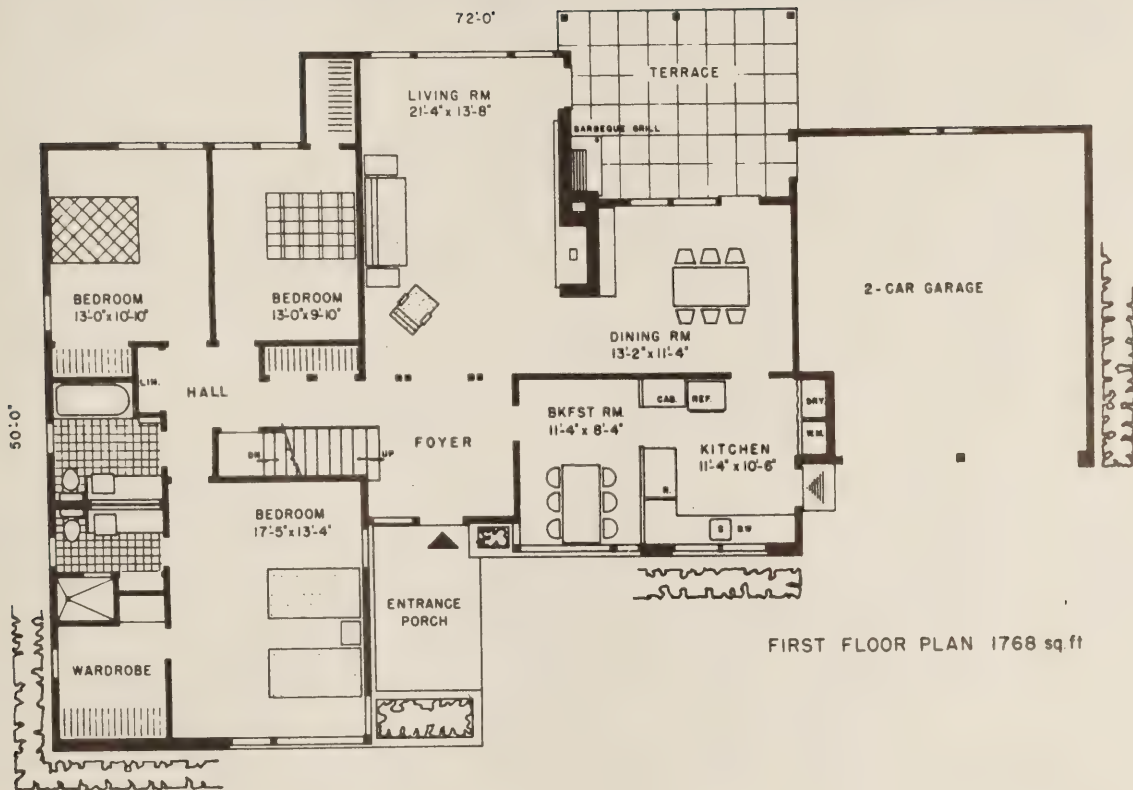
"Rambling brick veneer mansion has grand porticoed foyer, 21 foot living room with massive stone fireplace, covered terrace, outdoor barbecue, separate dining room, and breakfast room. Bedroom wing has three oversize rooms, and two baths downstairs; two rooms, one bath upstairs; master bedroom boasts windowed wardrobe room and private bath. There are extra hall closets, expansive corner and picture windows, and an immaculate kitchen-laundry with full electrical equipment. The attached two car garage includes work bench and garden storage space. Brick planting boxes, flagstone walks, and exquisite landscaping make this home a must."

A trip to visit the Randolph expecting a let-down from this paragraph of superlatives would disclose to your surprise and delight that every word was true!



## THE RANDOLPH

Blueprints are the key to many doors. With a roll of blueprints under your arm your lending institution will be glad to talk business with you, your builder will roll up his sleeves and sharpen his pencil, and the wheels of progress will begin to turn. One day you will put your blueprints down and pick up the final key — to your new home.



SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

# THE KENDALL

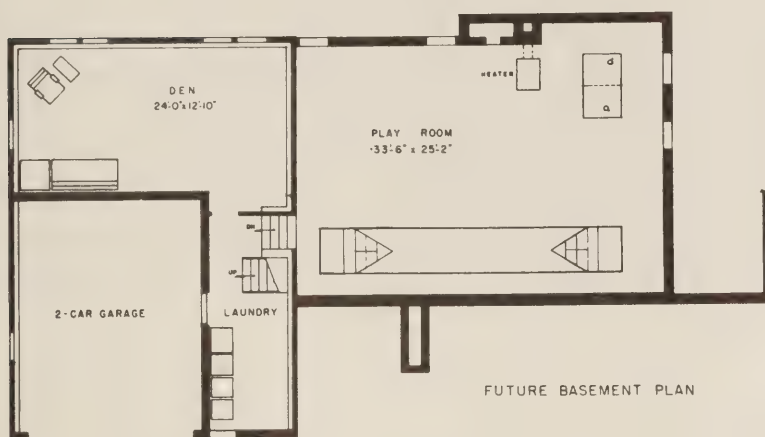
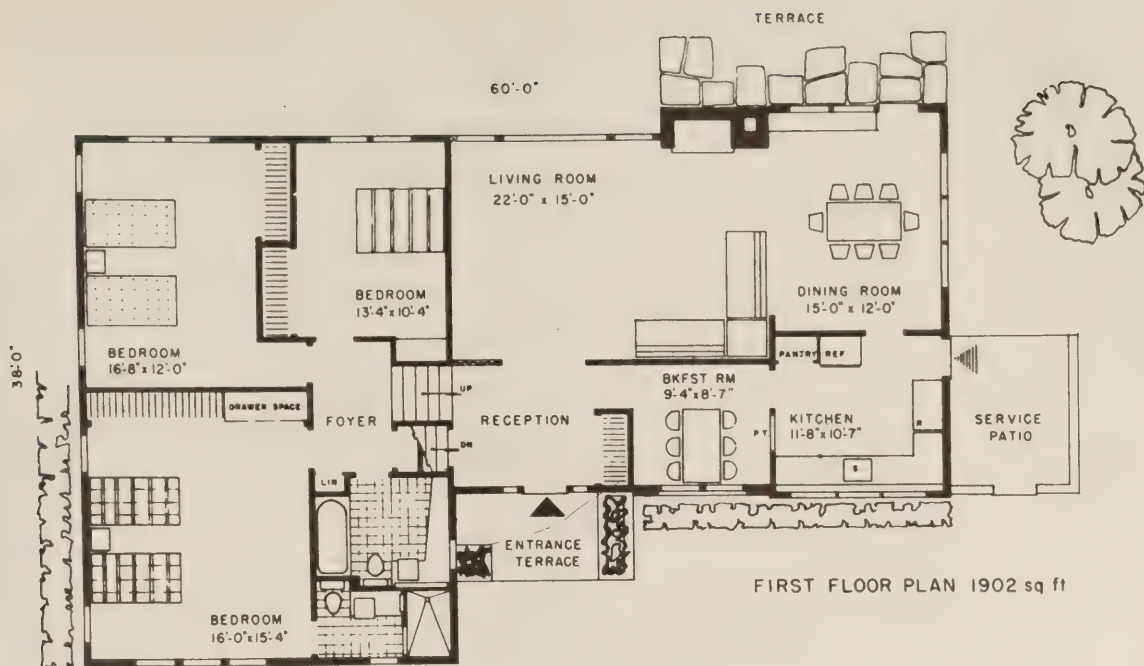


If the Kendall were to be equipped as scientifically as it has been designed, you would open your garage door a block from your house by a radionic control in your car. From your garage you would be just six short steps up to your reception foyer. Touching a master panel any section of the house could be ablaze with light and coats would repair quickly to the sliding door closet. An outdoor "weather eye" has anticipated the sharp drop in temperature and the house is warm, the air filtered and dust free. A guest bathroom with ultra-violet lighting is then available in the raised foyer which also leads to the three bedrooms.

Back in the living room, floor to ceiling drapes hide the windows. Indirect valence lighting casts a soft glow and a ceiling spotlight focuses interest on the stone fireplace. The kitchen is equipped for quick, quiet performance with shoulder-high oven units, dishwasher, and garbage disposal unit. Outside the rear door, because the cellar hatch is an attractive Bilco door and the refuse cans are sunken out of sight, the trim brick wall around the service patio actually has nothing to hide.

After dinner, it's indeed a contrast to enjoy twenty-year-old brandy in the ground floor den and possibly an old-fashioned game of ping-pong or shuffleboard.





## THE KENDALL

Federal Housing Administration and Veterans Administration loan guarantees mean lower interest rates and easier payments. If such arrangements are available at your lending institution, they will require blueprints that meet with their requirements. Homes For Living blueprints have all been prepared in accordance with these requirements.

SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

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# THE WHITTIER

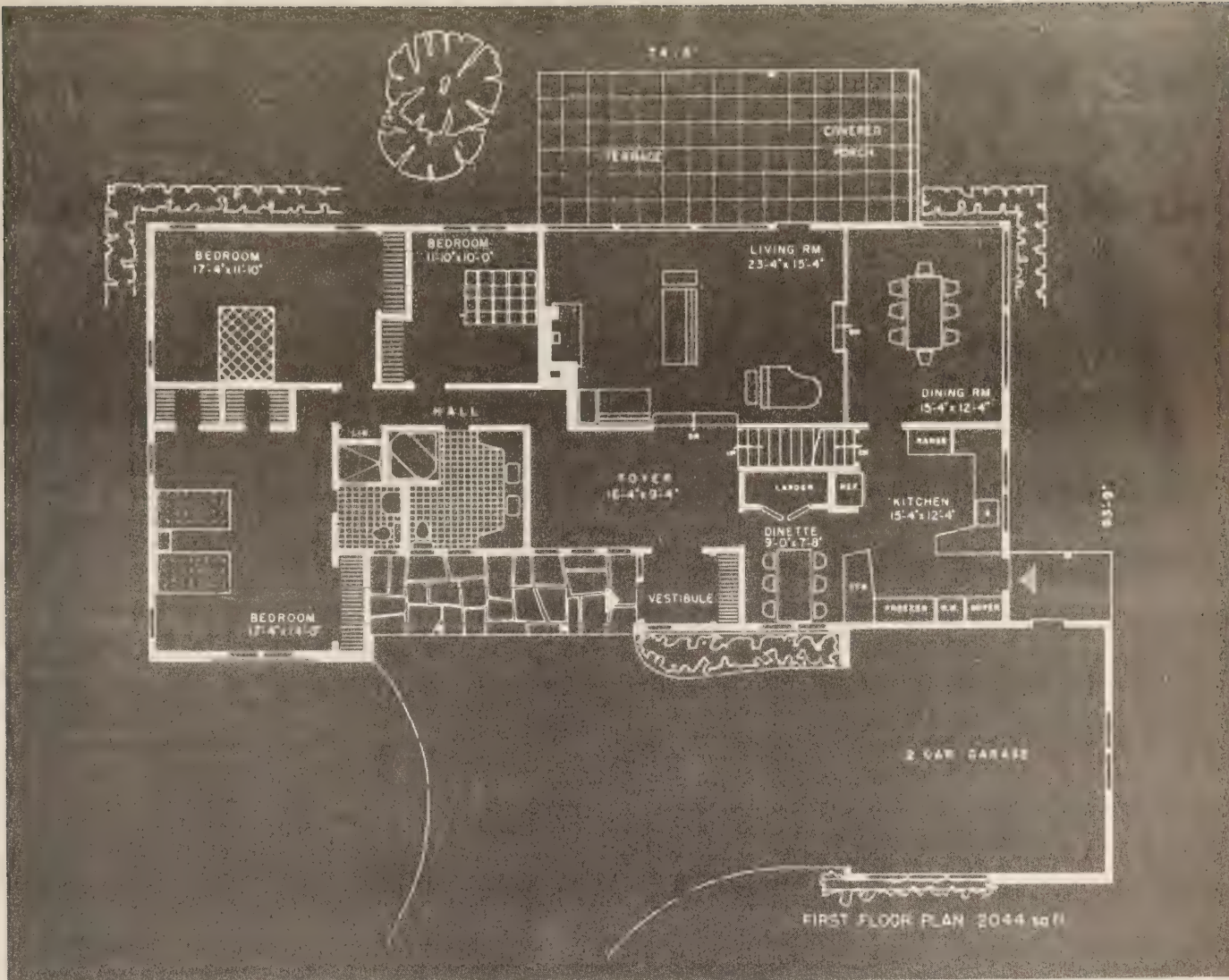


The Whittier is designed for a two-car family and a lot of living. Since the lawn and gardens are in the rear, you can drive the car right up to the front entry porch. From the intimate vestibule and the broad foyer, you enter the truly magnificent living room. Its two steps down emphasize the privacy and seclusion that it serenely enjoys. A projecting fireplace vies for attention with the garden view and a covered dining porch reaches out to meet the encircling greenery.

There are three bedrooms; two are large master bedrooms each with double exposure. The front bedroom has its private bath; the rear bedroom shares the hall bath with the third bedroom, but a double vanitory helps alleviate morning rush hours.

At the opposite side of the house we find that nothing has been spared to provide culinary and dining facilities at their best. The dining room is as right for a family meal as it is for a formal dinner party, and the cozy dinette is handily near but not actually in the kitchen. There is a place for every kitchen-laundry appliance, plenty of counter work space, and larder closet for food storage.





## THE WHITTIER

The model making kit offered with the blueprints may require some spare parts to complete this larger than average home. However, these parts are available at small cost and can be supplied promptly.

SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

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# THE WESTBURY



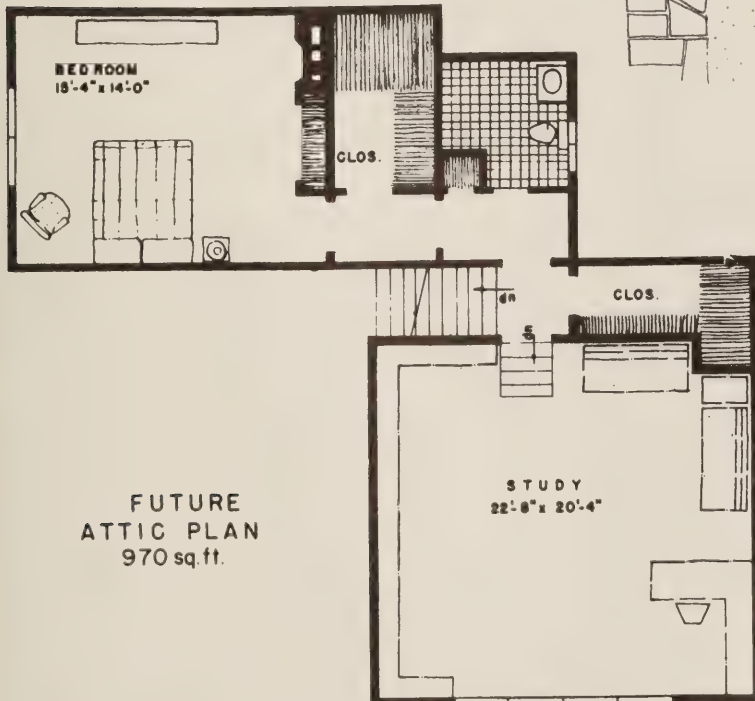
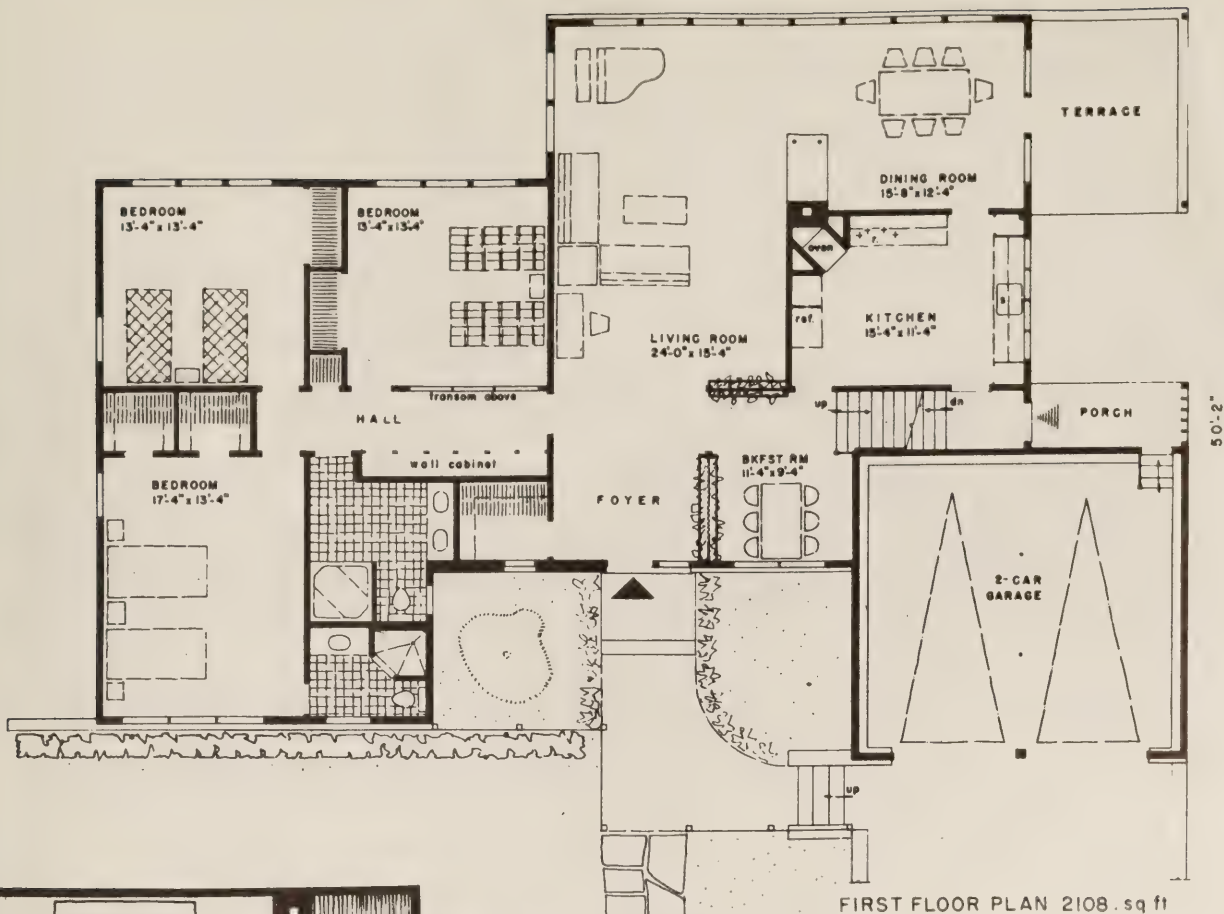
Anybody would be glad to get an invitation to see the inside of this house. Before publication only one family was in a position to issue that invitation. Now this magnificent home will be seen on these pages and ultimately built in some of the nation's finest residential areas, both rural and suburban. Certainly it is the enchanting product not only of much dreaming but of careful planning. Note that even though there is over 2100 square feet of livable first floor area, Mr. Paul has carefully allowed this space to flow unrestrictedly from foyer and breakfast room through the 24 feet of living wall to the dining room. Aside from the kitchen partitions, only the thru fireplace and an occasional planter divide the area. A covered terrace off the dining room adds to this bountiful space. The fireplace flue is shared by the kitchen where a natural brick oven makes that barbecue flavor available for any meal.

In the sleeping wing the master bedroom enjoys two equally large walk-in closets and a private bath. Bedrooms No. 2 and No. 3 are both large and share the luxurious two-vanity bath across the hall.

The two car garage is slightly grade level. Whether you enter the house by the front or back doors there is a short 4 or 5 step flight. Above the garage there is a large all-purpose room reached from the foyer. If the house is oriented so that the living-dining window wall faces south, this large room above the garage will face north making it ideal for a studio if there are any artists in the family; but of course a room of this size is capable of absorbing multifarious activities. Another large bedroom, closet and bath enjoys the privacy of its own second floor wing.



73'-4"



### THE WESTBURY

A family in Indiana recently purchased blueprints for a house plan that appeared in a previous volume of *Homes For Living*. Their builder recommended that the house be built in reverse in order to obtain the best exposures. Although that particular plan was not available in reverse, Architectural Plan Service supplied an extra set printed backwards. This print was made on white paper so that dimensions could be copied on by reference to the regular set, and with it the Indiana builder was able to proceed with reverse instruction. Reverse plans are often available but when not, the above procedure for which there is no extra charge usually suffices.

SCORE ☆☆☆☆☆

REMARKS \_\_\_\_\_

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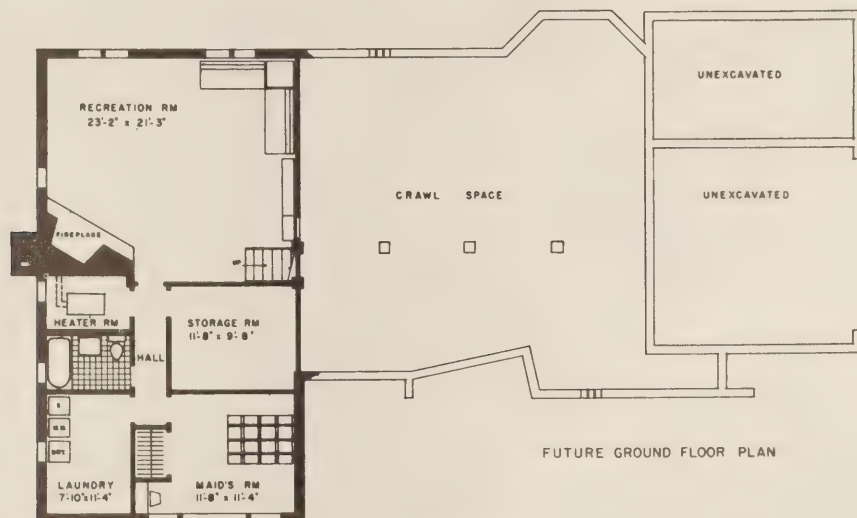
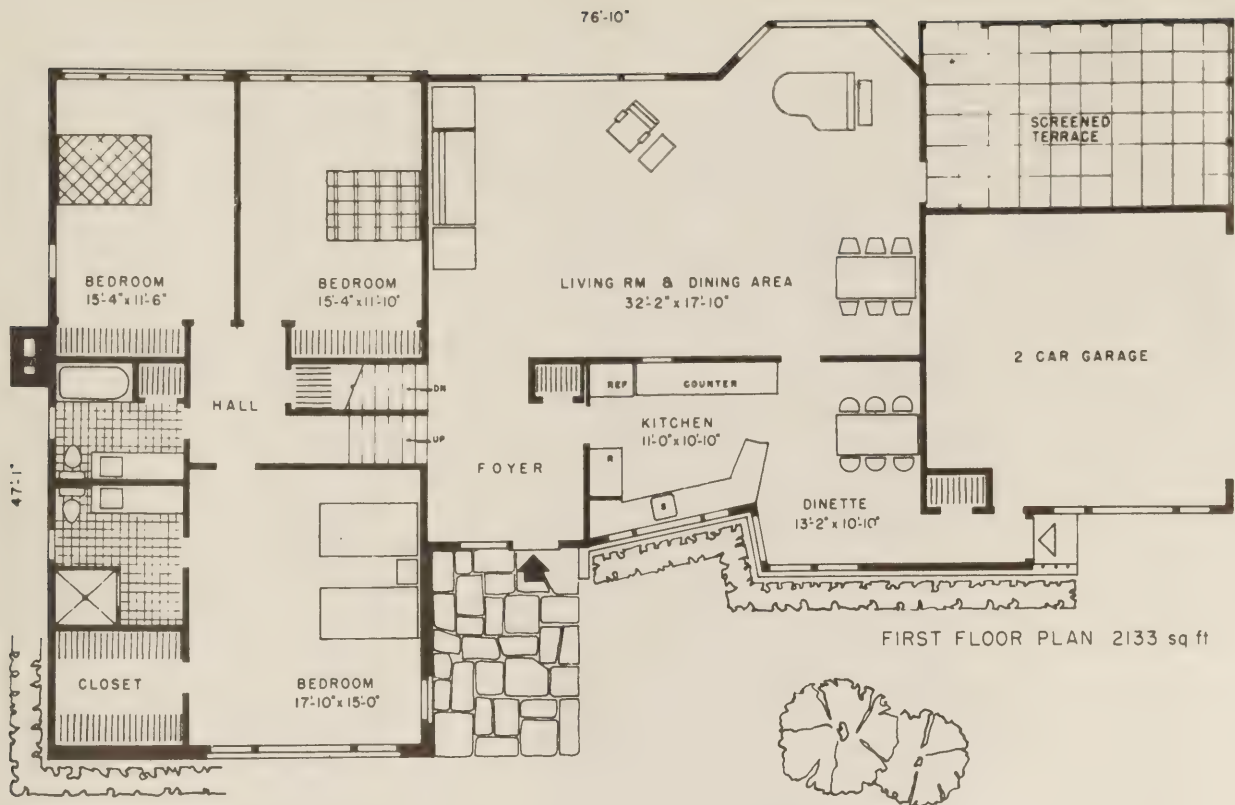
# THE PARAGON



If yours is a family that needs three bedrooms, two baths, a two car garage and plenty of outdoor and indoor living area, the Paragon is a house with which you can really do things. The large foyer that you enter first can be quite strikingly finished. A sliding door hides the kitchen and a broad arch welcomes you into a 32 foot living-dining room. The windowed alcove is a decorator's dream and the screened porch adds twenty more feet of length to the living area. A dinette with plenty of elbow room is completely open to the kitchen but the windows are dog-legged to provide dining privacy, kitchen efficiency, and a better view for both.

By raising the bedroom wing seven steps, a ground floor is provided below which can be developed into a multitude of uses for plus living in this "family-size" home.





## THE PARAGON

Many states, such as New York and New Jersey, require that your blueprints be prepared by an architect registered in that state. Samuel Paul has multi-state registration including New York, New Jersey, Connecticut, Pennsylvania, Virginia and others.

SCORE ★★★★★

REMARKS \_\_\_\_\_

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## THE MANCHESTER

Busy banquet voices—

clicking footsteps on a warm stone floor—great glowing logs—

empty glasses on terrace tables—

wide beckoning windows—rows of library knowledge—

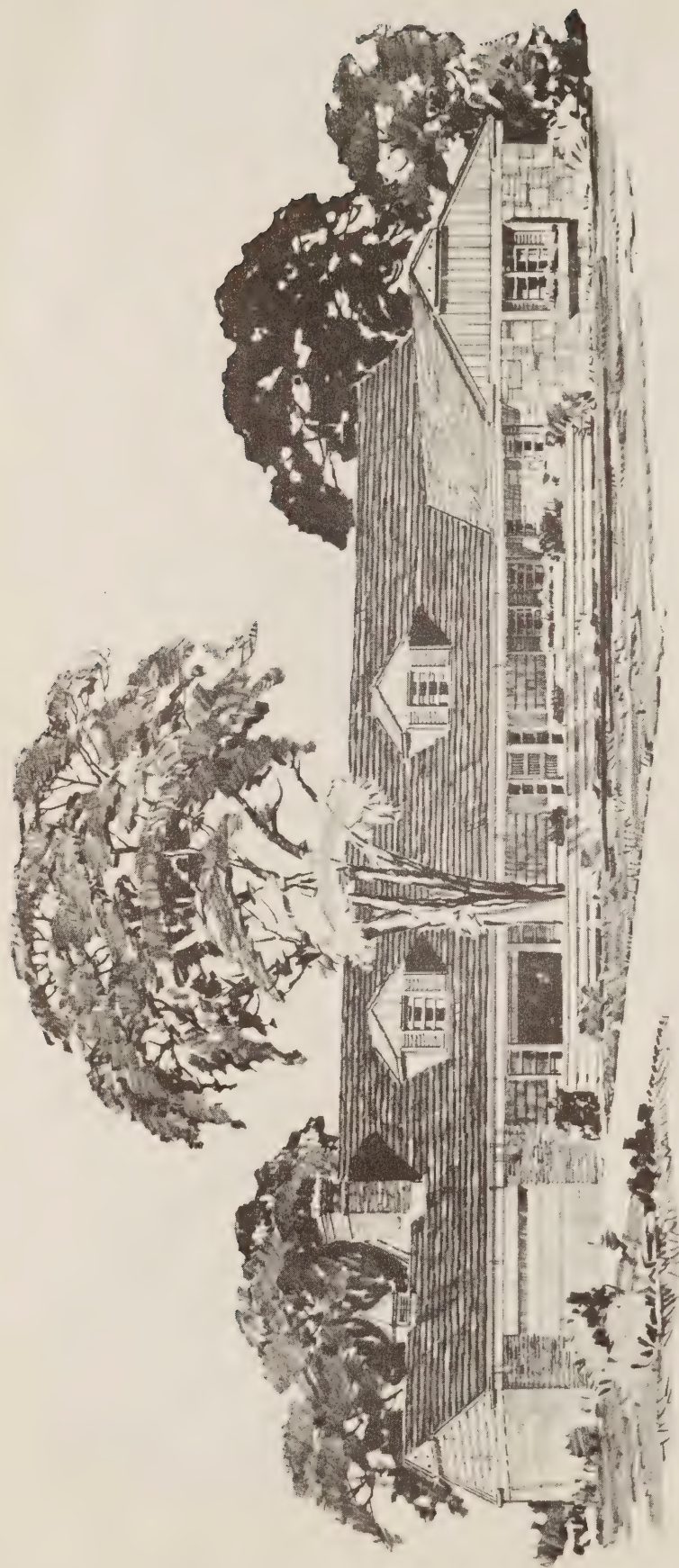
heaven high ceilings—

walls that respectfully keep their distance—

man's monument to his work and to his love.







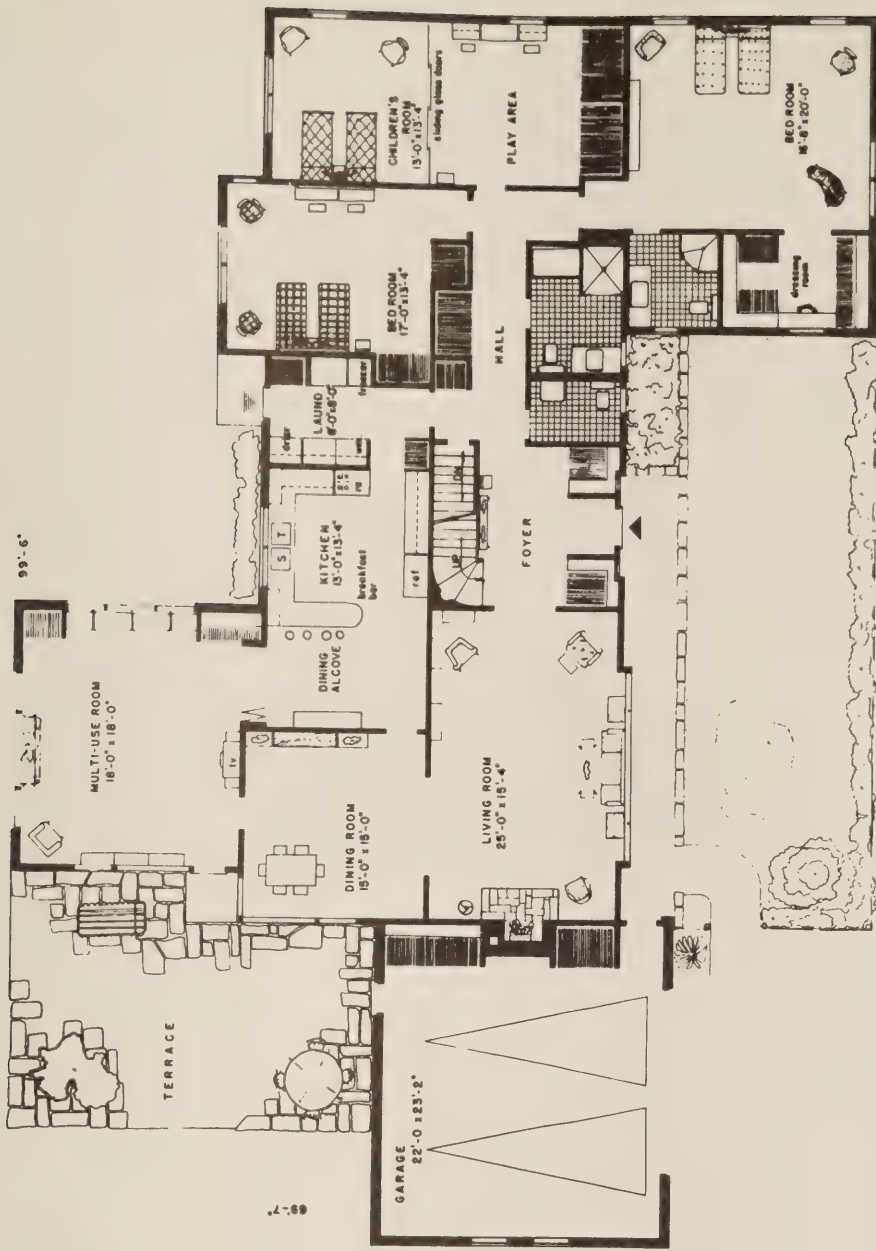
## THE PELHAM

For families accustomed to having their dreams come true, The Pelham is the crowning glory. There isn't an inept line in its graceful proportions and every foot of its long low sweep is functionally planned for the ease and joy of living.

Designed originally for a family of four adults, three children, and two domestics, the plan provides the ultimate in privacy, space, and utility for all. Note especially the 25 foot living room with its massive fireplace and fifteen feet of window, the multi-use room with over 300 square feet of recreational or entertainment area, the elaborate foyer with circular stairway and powder room.

Note also the absence of long hallways and the abundance of useful space everywhere. Further study of the layout will disclose a host of additional features; many have been or can be adopted separately in other plans, but working together they make the Pelham a truly complete home.

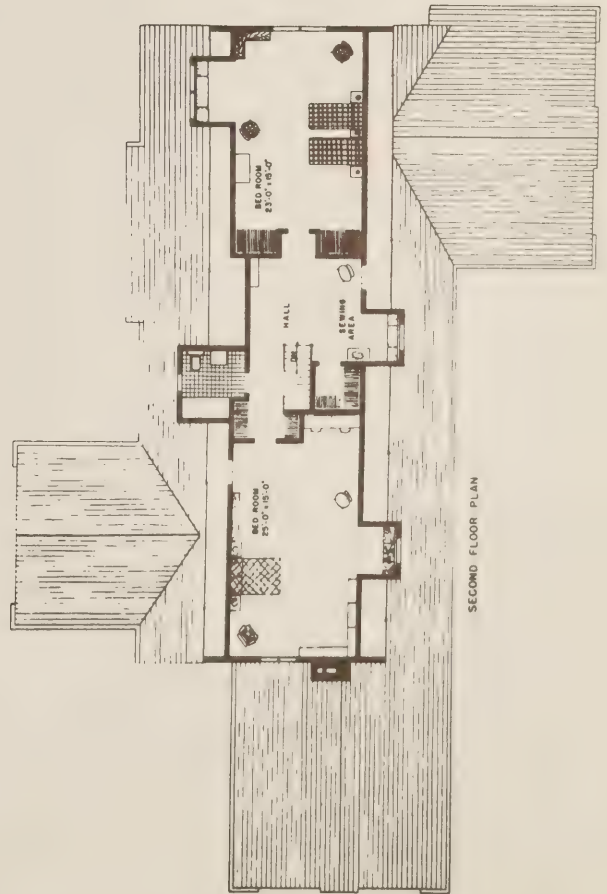




FLOOR PLAN 3233 sq. ft.

## THE PELHAM

Estimating the cost of a home is a time consuming and painstaking task. Allow your builder use of the blueprints for whatever length of time he needs to do the job right. The average period is about one week.



SECOND FLOOR PLAN

SCORE ☆☆☆☆☆

REMARKS

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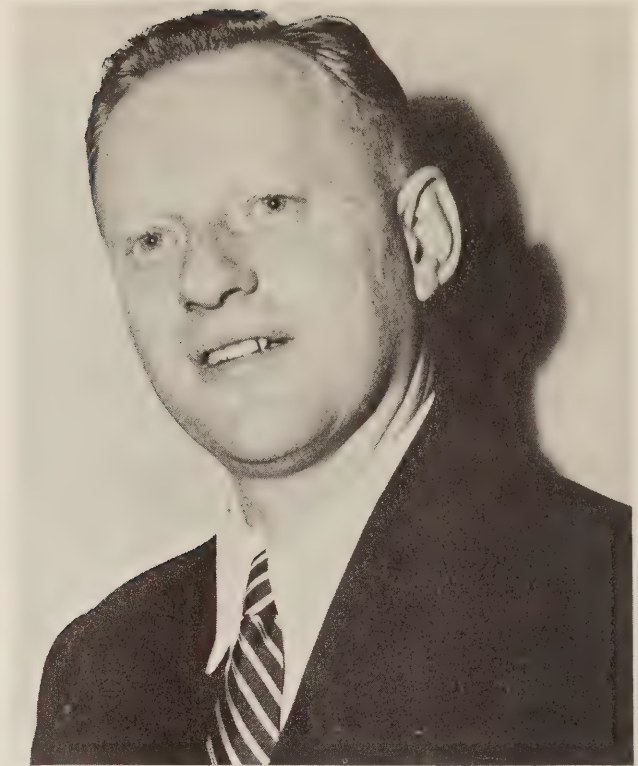


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■ *consult your* **lawyer**



**Arthur M. Waldman** is a member of the committee on publications *Queens County Bar Assoc.* and associated with the firm of *Fields, Zimmerman, Skodnick, and Segall*, all members of the *New York State Bar*.

■ Perhaps the best advice to a prospective home builder is the age-old warning: See your lawyer before signing anything. Since you will be doing a lot of signing, you will get to know your lawyer well and it will be a valuable friendship. Many attorneys actually specialize in real estate or building work and you will probably find the estimate of his total fee to be more reasonable than you expect.

Your legal advice should start before you put a deposit on a site. Your attorney will want to check local Building department regulations regarding this location as they might limit the type of house you can construct. He will also ascertain whether special covenants, easements or restrictions exist as to this land. Before signing the contract and taking title, he will no doubt recommend that a survey be made, possibly also a test-boring of the condition of the soil, and that a title insurance policy be ordered in sufficient amount to cover the cost not only of the land but also of the building to be erected. He will check to see if the title is both marketable and insurable. In some states there may be an advantage in taking title individually or husband and wife jointly. In all of these aspects of land purchase, legal advice is a practical necessity.

Keep your attorney informed of the progress you make every step of the way. Situations and conditions are never standard and he will recognize where events should be reduced to writing. He can represent you in meetings with your lending institution when they boil down to written commitments or the signing of mortgage papers.



Of course, you will want your attorney to draw up a construction contract with your builder based on the builder's bid, your blueprints and the specifications. A standard form of this agreement has been published by the American Institute of Architects.\* Although this contract contains a provision concerning a performance guarantee bond, your attorney may advise that this expense, usually 1 %, is unnecessary due to the favorable reputation and construction experience of your builder.

After construction gets under way, you will still be in touch with your attorney from time to time. Even though your bank makes a payment to you at a particular stage in construction, you should check whether a payment is due your builder and in what amount, especially before final payments are made. In most localities your attorney will advise that a certificate of occupancy be delivered by the builder before he is entitled to payment in full, and that the many minor items of construction necessary to complete the contract be taken care of. Consult with your attorney about adequate fire insurance during the course of construction. Be sure it has extended coverage. It is also recommended that liability insurance be secured to protect the owner from accident claims which may arise during the course of construction.

Building a home will be a happy venture, if you can avoid the worries that tend to accompany any large undertaking. Retain a lawyer to do this worrying for you leaving you free to enjoy the fruits of happiness watching your house grow.

\*Copies of this contract form are supplied free with blueprints purchased from Architectural Plan Service, Inc.  
See page 94.

■ *work with your* **builder**



**Leslie M. Lowey**, *Engineer, Designer, and Building Consultant*, is president of Custom Contemporaries, Inc., one of the most successful custom building firms on Long Island.

■ Your builder plays a key role in this home-building chapter of your life. He does the work. He looks at your blueprints, listens to what you have to say, examines your site and then things start to happen. Dirt flies; concrete pours; brick, wood and shingle climb. Your dreams and ideas start to take physical shape. This is the end-product; this is what all the shouting was about. It is important that you use good judgment in selecting this essential individual and it is important that you make clear to him before the dirt flies exactly the home you want.

Where do you find this builder or general contractor? Often his only advertising sign is the unpainted wood and ringing hammers of a house under construction. But your banker will know about him, so will your lumber dealer, and your local chamber of commerce. They will know him as a person, as a builder, and as a business man. Then you can go further and talk to the people living in houses he built. This is the acid test; people are inclined to be critical so give the kind word its proper weight. Try and select two or three builders that pass the test of integrity and accomplishment, so that you will have another chance to select when it comes to price.

In order for a builder to bid accurately and then build accurately, he must have a set of professionally drawn blueprints. Word pictures, magazine sketches or floor plans, earnest conversations all will roll off his back when it comes to talking price. Only the reality and precision of blueprints can supply him with the information he requires to figure his costs. He will also want a survey of your property so he can examine the terrain, estimate costs of excavation and fill, and determine utility installation problems. Finally he will want to consult with you in order to fill in a set of outline specifications that will dictate the type of heating to be installed, the approximate number and type of electrical fixtures, the equipment you wish him to install in kitchen



and laundry, the plumbing fixtures, and the built-ins that you will require in storage walls or closets. These widely different ingredients for your new home all have one thing in common — cost. They must be decided upon before a comprehensive bid can be submitted by any builder.

Even then your final bids must be compared not only in amount but in their completeness. To be truly comparative each must be examined to see if it includes or excludes such items as: cesspools, if there are no sewers; well and pump, if required; damp-proofing in cellar; insurance premiums during construction; kitchen and laundry equipment; driveways and walks; screens, storm sash, storm doors; insulation, caulking, weather-stripping; garage or carport; landscaping and planting; interior finishes, wallpaper, paint, window shades. If there are any actual changes which you want to make in the house as it appears in the blueprints, which you have already discussed with the builders, you should check that each builder has included these modifications in his cost figures.

Only thru a careful consideration of all these factors can you make a true comparison of the bids and select a builder who is able to construct the house the way you want it at the lowest price. Don't be surprised if the adjusted bids are as much as 20% apart. It does not necessarily mean that a builder is trying to make too great a profit. More than likely it is rather that one builder can fit your job into his schedule better, or he has jobs going at a nearby site, or his particular sources of material supply are at the moment able to charge less.

Once selected and contract signed, your builder will start his operations. Chances are he will let sub-contracts for many elements of the work and he will have to carefully time and coordinate the efforts of these other firms as well as supervise and inspect their work. Besides, his own carpenters and workmen will be attending to their appointed tasks. It is advisable to make your own inspections after working hours to avoid interference with these workmen, and to make any complaints or recommendations directly to your builder rather than to a preoccupied worker, to insure proper attention. Above all avoid last minute decisions to change what may seem to you as minor items. From a cost point of view it is probably already too late and can only entail delay and consequent waste. Your inspections are important though and will be appreciated by your builder. At the time the land is cleared, for instance, he will want to know what trees and shrubs you wish to retain. As construction progresses he will want you to report any deviations that you happen to notice which might be due to error or misunderstanding. Maybe an electric outlet was covered up by a trowel-happy plasterer, or the plumber looked like he was forgetting the outdoor water tap. Keep the pulse beat of construction, expedite inspections by your lending institution and other interested agencies, check on insurance coverage, and make arrangements with utilities for starting service as soon as construction progress permits.

Later as completion nears you will be consulting with your builder on tile patterns, paint colors, and other finishes. He will not only want to know your preferences on interior decor, but also on the outside landscaping. Then after you move in he will want you to report on how the house works. Your list of troublesome items will enable him to require sub-contractors to make any necessary adjustments before final payment. Your builder will want your house to be in perfect living order, — not only as a thing of beauty for your family but as an inspiration for other families to dream and to build.

# BLUEPRINTS FOR THE RESIDENCE OF MR. & MRS. ....

## **WORKING BLUEPRINTS ARE THE SEED THAT WILL MAKE YOUR HOUSE GROW**

If you have had enough dreaming and now want to start to build, a roll of blueprints under your arm will identify you as a person that means business. Doors will open for you as your real estate agent, banker, and lawyer speed their work. When you show your builder a set of blueprints he can figure his costs, then quote you a price and start construction immediately.

The blueprints and outline specifications then become part of your building contract. They help insure your getting the house you want, constructed in accordance with recognized practice and with the requirements of the Federal Housing Administration.

### **BLUEPRINTS:**

The working blueprints for each of the homes in this book have been prepared by skilled draftsmen under the supervision of Samuel Paul, member of the American Institute of Architects. Blueprints drawn in the office of Samuel Paul are on file with banks and Building Departments throughout the country. They consist of from four to six pages with the drawings at standard builder's scale of  $\frac{1}{4}$  inch equals one foot. They include elevations prepared for front, rear and both sides. A cellar plan shows the foundation construction in detail. The first floor plan, and second if there is one, show all necessary dimensions, fixture locations etc. A section drawing includes the plumbing arrangement, and detailed sheets are provided covering any aspect of the construction requiring additional information.

**OUTLINE SPECIFICATIONS:** With each set of blueprints there are outline specifications covering over fifty major items of construction, such as: wall footings, foundation walls, cellar floor, cellar columns, chimney, heating, framing, sheathing, roofs, gutters, plumbing, electrical, insulation, caulking, floors, fixtures, cabinets, hardware, painting, etc.

**BUILDER-OWNER CONTRACT:** A contract form is supplied free with each blueprint order. It is recommended by the American Institute of Architects and approved by dealers associations throughout the country. This standard contract consists of 20 pages covering all necessary conditions, notes, and instructions.

**MATERIAL LIST FORM:** Supplied free with each blueprint order, a material list form will save time in figuring material quantities and costs.

**MODEL-MAKING KIT:** Engineer Hoyt Rust's model-making kit, recently featured in Life Magazine, will enable you to see your house in true scale before you build. Develop your furniture arrangements and landscaping—make your blueprints come to life in a few pleasant evenings at home. Here is three-dimensional planning at its best. The charge for the kit is \$5 when ordered with blueprints and will be shipped postpaid from Hoyt Rust's plant in Denver, Colorado.



## HOW TO ORDER

The price of a set of working blueprints and outline specifications is \$20.00. Additional sets, when ordered with the original, are \$5.00 each. Four sets are the usual number that would ordinarily be required by your lumber dealer, builder, financial agency, local authorities, etc. Blueprints are printed especially for you the same day that your order arrives. Outline specifications, builder contract, and material list form are included at no extra charge.

If you include a check or money-order with your order we pay the postage. If ordering C.O.D. (U.S.A. only) your postman collects the postage charges in addition to the C.O.D. amount.

Plans are available in reverse for most of the homes shown. Remember that your builder can make many minor changes in construction to suit your personal needs.

*Please note the questionnaire on reverse side of order form. Your cooperation in making suggestions will enable us to be of even greater service to home builders in future editions. In the way of returning the favor, we will be glad to answer to the best of our ability any urgent question on home building which you care to ask in the space provided.*

TEAR HERE

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### ARCHITECTURAL PLAN SERVICE, INC.

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JAMAICA, NEW YORK

GENTLEMEN:

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Add 50% to cover transportation, duty, sales tax, etc.  
and mail order to  
CANADIAN HOME PLANNING SERVICE  
ST. CATHARINES, ONTARIO

- ☐ ENCLOSED FIND PAYMENT FOR  
☐ SEND C. O. D. (U. S. A. ONLY)

no. sets of blueprints and outline specifications for the ..... \$.....  
(\$20. for the first set, \$5. each additional set) name of house

no. Kits for scale model making ..... \$.....  
(\$5.00 per kit. Extra parts may have to be purchased for larger homes)

Also send the following books:

.....HOMES FOR LIVING, Vol. 1, 30 plans (\$1) .....HOMES UNDER \$8500, 18 plans (50c)  
.....HOMES FOR LIVING, Vol. 2, 30 plans (\$1) .....HOMES THAT GROW, 25 plans (50c)  
.....HOMES FOR LIVING, HARD COVER, 80 plans (\$3.95)

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N. Y. City Residents Add  
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CITY ..... ZONE ..... STATE .....

(see reverse side)

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*When ordering plans be sure to answer the following questions. It will aid us to improve our service to you in future editions. In return for your courtesy we will be pleased to answer any pressing question you might have on the subject of home building. Just write it on the space provided and it will receive the prompt attention of our staff.*

---

**WHEN DID YOU OBTAIN THIS BOOK?**

Approximate Date .....

---

**HOW DID YOU KNOW ABOUT THIS BOOK?**

- |  |  |                                      |                                    |                                      |
|--|--|--------------------------------------|------------------------------------|--------------------------------------|
| <input type="checkbox"/> Newsstand       | <input type="checkbox"/> Television    | <input type="checkbox"/> Magazine Ad | <input type="checkbox"/> Bank      | <input type="checkbox"/> Friends     |
| <input type="checkbox"/> Published Story | <input type="checkbox"/> Lumber Dealer | <input type="checkbox"/> Builder     | <input type="checkbox"/> Bookstore | <input type="checkbox"/> Other ..... |

---

**WHAT FEATURES OF THE BOOK DID YOU FIND MOST VALUABLE?**

- |  |  |   |                                     |
|--|--|---|-------------------------------------|
| <input type="checkbox"/> Artist's Picture  | <input type="checkbox"/> Floor Plans           | <input type="checkbox"/> Blueprints Available | <input type="checkbox"/> Model Kits |
| <input type="checkbox"/> Word Descriptions | <input type="checkbox"/> Specialists' Guidance | <input type="checkbox"/> Other .....          |                                     |

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**DO YOU OWN YOUR LAND YET?** .....

---

**WHAT FEATURES OF THE PLAN YOU ARE CHOOSING INFLUENCED YOUR DECISION?**

- |                                      |                                      |                                      |   |   |
|--------------------------------------|--------------------------------------|--------------------------------------|---|---|
| <input type="checkbox"/> One Floor   | <input type="checkbox"/> Expansible  | <input type="checkbox"/> Roof Design | <input type="checkbox"/> Window Arrangement | <input type="checkbox"/> Lay-out of Rooms |
| <input type="checkbox"/> Center Hall | <input type="checkbox"/> Split-level | <input type="checkbox"/> Other ..... |   |   |

---

**WHAT ADDITIONAL FEATURES WOULD YOU LIKE TO SEE**

IN YOUR NEW HOME.....

IN OUR PLAN SERVICE.....

---

*Thanks for answering the above questions. Now it's your turn to ask us one. We will answer promptly and to the best of our knowledge.*

**QUESTION**.....



# BLUEPRINTS

GIVE YOU A VIVID PICTURE OF  
YOUR NEW HOME INSIDE AND OUT.

THEY ARE ALSO ESSENTIAL TO OBTAIN  
PRICE BIDS AND START CONSTRUCTION.

THESE PROFESSIONAL BLUEPRINTS  
ARE AVAILABLE FOR EVERY PLAN SHOWN IN THIS VOLUME.

## Title page

*Includes space for plot plan*

## Outline specifications

*Covers over fifty elements of construction*

## Elevations

*For front, rear, and both sides*

## Floor plans

*Complete in every necessary detail*

## Foundation

*Structural base showing cellar plan*

## Section

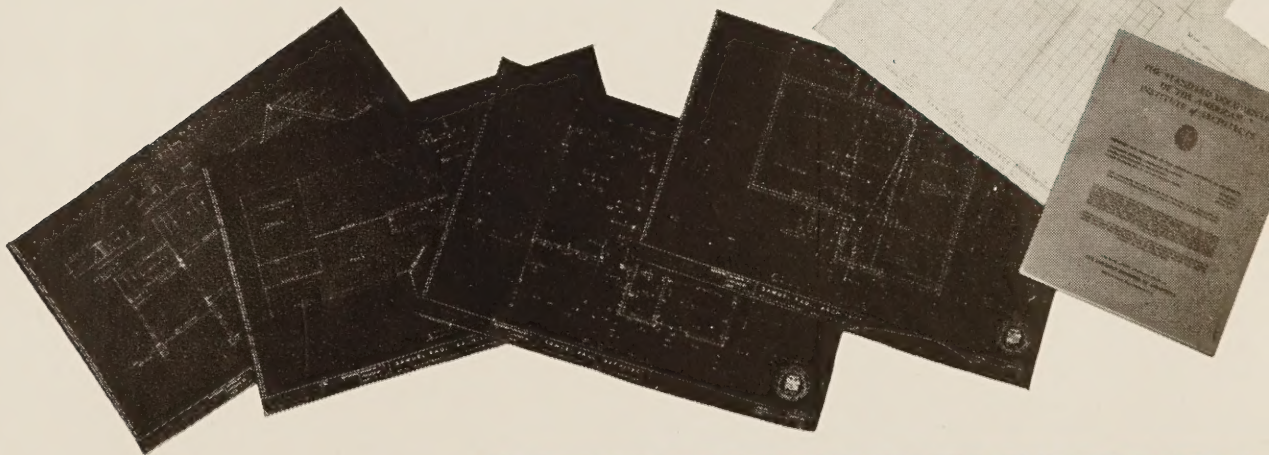
*Shows plumbing arrangement*

## Details

*All necessary additional drawings*

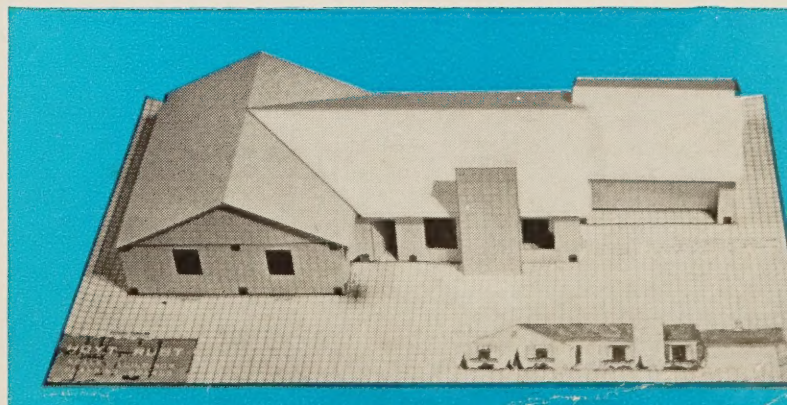
## Builder contract

*With material list form*



## ALSO AVAILABLE MODEL KITS:

BUILD A SCALE MODEL  
OF YOUR HOME RIGHT ON  
YOUR BLUEPRINTS







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WARREN PAGE 16



SINCLAIR PAGE 18



PRINCETON PAGE 20



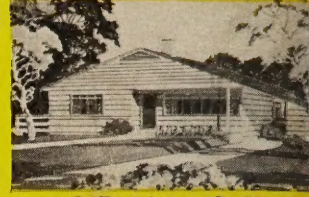
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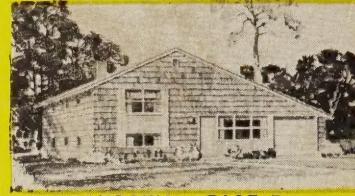
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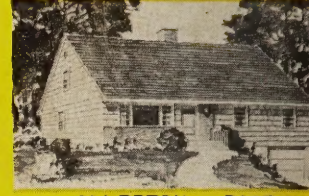
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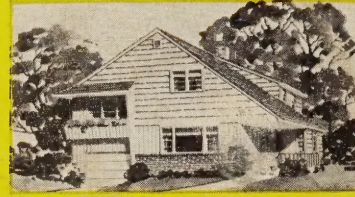
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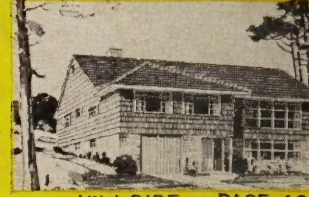
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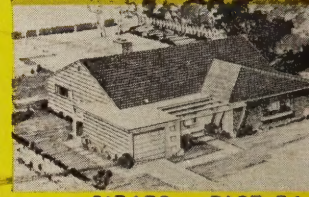
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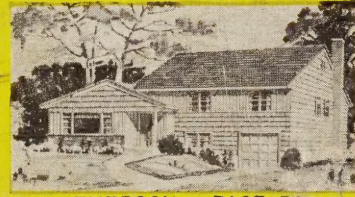
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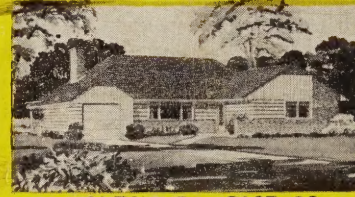
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